

Nelson

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-4082CC

Parcel Identification No 00-00-00-14330-208

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11th day of November, 2020 between Everett Harris, a Widower, whose post office address is 14995 SW Tustenuggee Avenue, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantor, to Keith N. Nelson and Andrea Achenbach Nelson, Husband and Wife, whose post office address is 22010 NW 227th Drive, High Springs, FL 32643, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 7-A, Fort White Manor Replat of Lots 4, 5, 6 and 7, a subdivision according to the map or plat thereof at Plat Book 6, Page 94, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Regina Simpkins

[Signature]
Everette Harris

[Signature]
WITNESS
PRINT NAME: Haithyn Hill

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 12 day of November, 2020, Everette Harris, who is/are personally known to me or has/have produced Driver's License as identification.

[Signature]
Signature of Notary Public

