

Sales Price
\$ 40,000.00
Doc Stamps
\$ 1,800.00

46

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-04048TL

Parcel No.: R01229-000

Inst: 202112009347 Date: 05/10/2021 Time: 3:56PM
Page 1 of 1 B: 1437 P: 721, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 280.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27th day of April, 2021, by **RONNIE NEVITT, A SINGLE MAN**, hereinafter called the Grantor, to **JIM MACKE**, whose post office address is 1708 E DUGAN HOLLOW ROAD, MADISON, IN 47250, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lots 115, 116, and 117 of **THREE RIVERS ESTATES, UNIT 19**, according to the Plat thereof as recorded in Plat Book 6, Page(s) 13, of the Public Records of **COLUMBIA** County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

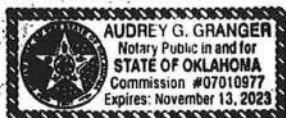
Kimberly Griffin
Witness Signature
Printed Name: Kimberly Griffin

Ronnie Nevitt L.S.
Name: RONNIE NEVITT
Address: 1113 FREDONIA STREET, MUSKOGEE, OK 74403

Robin Walker
Witness Signature
Printed Name: Robin Walker

STATE OF ~~FLORIDA~~ ^{OK} Oklahoma
COUNTY OF ~~COLUMBIA~~ ^{MUSKOGEE} Muskogee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of April, 2021, by **RONNIE NEVITT**, who is personally known to me or who has produced in person as identification.



Audrey G. Granger
Signature of Notary
Printed Name: Audrey G. Granger
My commission expires: 11-13-2023