

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-9784

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 3 day of August, 2020, Charles J. Townsend and Barbara L. Townsend, husband and wife, hereinafter called the grantor, to Christopher A. Harris and Natasha E. Harris whose address is: 134 SW Pinewood Dr., Fort White, FL 32038 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

The West One-Half of the Northwest Quarter of the Northwest Quarter of Section 29, Township 2 South, Range 17 East, Columbia County, Florida.

Less and Except any part lying within a Road Right of Way

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 30, Township 2 South, Range 17 East, Columbia County, Florida, and run North 380 feet for the Point of Beginning. From the Point of Beginning, run West 210 feet; North 630 feet; East 210 feet; South 630 feet to the Point of Beginning, all lying and being in Columbia County, Florida.

Grantor hereby reserves all Harvestable Pine Timber up and to October 4th, 2020. All Hard Wood Trees are not reserved.

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

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

AND the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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

Signed, sealed and delivered in our presence:

Jessica Marylin Thomas
Witness:
Jessica Marylin Thomas
Printed Name:

Charles J. Townsend
Charles J. Townsend
Barbara L. Townsend
Barbara L. Townsend

Madison Williams
Witness:
Madison Williams
Printed Name:

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of August, 2020 by Charles J. Townsend and his Wife, Barbara L. Townsend, personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marylin Thomas
Notary Public



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024