

WARRANTY DEED

This document prepared by and to be returned to
Kyle E Petteway
Grunder & Petteway, P.A.
23349 NW CR 236, Ste 10
High Springs, FL 32643

Inst: 201912005649 Date: 03/08/2019 Time: 2:53PM
Page 1 of 2 B: 1379 P: 2492, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 394.10

Tax Parcel Number
31-6S-17-09818-019

THIS INDENTURE made this 8th day of March, 2019,

BETWEEN Wallace H Cable, III, a single person, whose post office address is 2992 SW Old Bellamy Rd , Ft. White, Florida, 32038, herein called Grantor, and

Wallace Cable, Jr and Dora Cable, husband and wife, whose post office address is 2992 SW Old Bellamy Rd , Ft. White, Florida, 32038, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10 00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the county(ies) of Columbia State of Florida, to wit

Part of the SW 1/4 of the SW 1/4 Section 31, Township 6 South, Range 17 East, Columbia County, Florida, more particularly described as follows

Commence at the SW corner of Section 31, Township 6 South, Range 17 East, Columbia County, Florida, and run thence South 89 deg. 54 min. 50 sec East, along the monumented South line of said Section 31, a distance of 26.00 feet to a concrete monument, LS 4708, set on the occupied East right-of-way line of a county maintained graded road known as SW Legree Terrace, and the Point of Beginning, thence North 00 deg. 24 min 00 sec East, along said East right-of-way line, 1298 16 feet to a concrete monument, LS 4708, thence North 50 deg 09 min. 08 sec. East, 84.66 feet to a concrete monument, LS 4708, set on the occupied South right-of-way line of a county maintained graded road known as SW Old Bellamy Road, thence South 85 deg. 36 min 46 sec East, along said South right-of-way line, 731 62 feet to a concrete monument, LS 4708, thence South 81 deg 41 min. 34 sec. East, still along said South right-of-way line, 28 83 feet to a concrete monument, LS 4708, thence South 00 deg. 25 min. 51 sec West (departing said right-of-way line), a distance of 1293.51 feet to the monumented South line of Section 31, thence North 89 deg. 54 min. 50 sec. West, along said South line of Section 31, a distance of 822 33 feet to the Point of Beginning

This conveyance is an absolute conveyance of fee simple title by Grantor to Grantee in consideration of the full release by Grantee of Grantor from all personal liability under the debt of a loan made to Grantor by Grantee in the principal amount of \$56,293 31

The legal description has been supplied by Grantee The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

GRANTOR covenants that the property is free from all encumbrances, except as stated in the Mortgage, that lawful seisin of the property and good right to convey the property are vested in Grantor, and that Grantor fully warrants the title to the land and will defend same against the lawful claims and demands of all persons

Grantor and grantee are used for singular or plural, as context requires

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

A. Leigh Cangelos
Witness 1: Print Name A. Leigh Cangelos Wallace H Cable, III

Amy L. Kenner
Witness 2: Print Name AMY L. KENNER

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 8th day of March, 2019, by
Wallace H. Cable, III who

- () is personally known to me
(☒) who has produced a valid Florida driver's license as identification
() who produced _____ as identification

Amy L. Kenner
Notary Public at Large, State of Florida

(SEAL)
11693

