

Prepared by and return to: *
Thomas A. Daniel, Esquire *
623 North Main Street *
Gainesville, FL 32601 *
Tax Parcel 18-7S-16-04236-052(22400)*

Inst: 202212006465 Date: 04/04/2022 Time: 11:36AM
Page 1 of 2 B: 1463 P: 1159, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED, Made the 23rd day of March, 2022, by BOBBY KNUCKLES, a single man whose post office address is 1062 SW Bluff Drive, Fort White, FL 32038 hereinafter called the Grantor, to BOBBYJOE KNUCKLES as Trustee of the BOBBY JOE KNUCKLES REVOCABLE TRUST UTD MARCH 23, 2022, whose post office address is 1062 SW Bluff Drive, Fort White, FL 32038, herein 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 corporations , wherever the context so admits or requires.)

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, State of Florida, viz:

Lot 20, CEDAR SPRING SHORES UNIT NO. 5, according to the plat thereof recorded in Plat Book 4, Page 5, of the Public Records of Columbia County, Florida. Parcel ID Number: R04236-052

This is not the homestead property of the Grantor. The Grantor reserves upon himself a life estate in the subject real property.

TOGETHER, with all the 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, and hereby warrant 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 December 31, 2021.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE AS WITNESSES


Witness: Thomas A. Daniel


BOBBY KNUCKLES, GRANTOR


Witness: Beth A. Shepherd

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of March, 2022, by Bobby Knuckles Grantor, who personally appeared before me by means of physical presence or online notarization and who is personally known to me or produced identification. *F.I.D.L*


Notary Public State of Florida

