

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 20-0142

General Warranty Deed

Made this June 5, 2020 A.D. By **Carl Hodson, III**, whose post office address is: 3216 SW CR 138, Fort White, Florida 32038, hereinafter called the grantor, to **Joseph W. Bruenger, an unmarried person and Amanda L. Bruenger, an unmarried person**, whose post office address is: 544 NW Dicks Street, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

Being a part of the 400 acre tract in Sections 17 and 20, Township 7 South, Range 16 East, as described in the deed from Julie E. Schmidt and Ann Lee Schmidt to Glenn H. Griffith and Mabel L. Griffith of record in Book 229, Page 685, more particularly described as follows:

Commence at the intersection of the North line of the Northeast 1/4 of Southwest 1/4 Section 17, Township 7 South, Range 16 East, and the middle line of Rt. #47 for the Point of Beginning, run thence South 14 degrees 56 minutes 21 seconds West along center line of Rt. #47, 150 feet; thence East 435 feet to a point; thence Northeasterly, parallel to the center line of Rt. #47, 150 feet to the North line of said 400 acre tract; thence West 435 feet to Point of Beginning. All lying and being situated in Columbia County, Florida.

LESS AND EXCEPT any portion in road right of way

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 17-7S-16-04232-017

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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; that the grantor hereby fully warrants the title to said land and will

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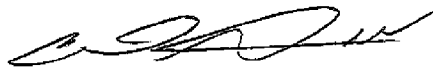
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defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

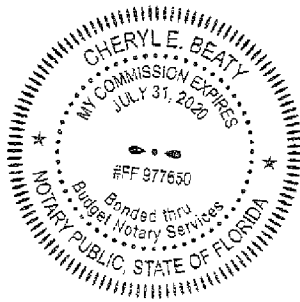
Signed, sealed and delivered in our presence:

Cheryl E Beatty
Witness Printed Name Cheryl E Beatty

 (Seal)
Carl Hodson, III

Lisa L Paul
Witness Printed Name Lisa L Paul
State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of X physical presence of _____ online notarization, this 5th day of June, 2020, by Carl Hodson, III, who is/are personally known to me or who has produced Florida DL as identification.



Cheryl E Beatty
Notary Public
Print Name: Cheryl E Beatty
My Commission Expires: 7-31-2020