

Inst: 201812001378 Date: 01/23/2018 Time: 2:53PM
Page 1 of 1 B: 1352 P: 65, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

THIS WARRANTY DEED made the **23** day of January, 2018, By **Ryan N Nydam and Debra B. Nydam, HIS WIFE**, hereinafter called the grantor, to **Christopher J. Hadley and Kristin N. Hadley, HIS WIFE**, whose Post Office address is 880 Ash Dr., Lake City, Fl. 32055, hereinafter called the grantees.

(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 successor sand assigns of corporation.)

Witnesseth: That the grantor, for consideration of the sum of \$10.00 and other valuable considerations, receipt wherof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz: Parcel ID #

The N ½ of the NW ¼ of the NE ¼ of the SW ¼,
Less and Except 30 feet of the east side thereof, for road right of way
Subject to power line easement

Together with a 1973 double wide mobile home, with VIN numbers, 60234R and 60234L.
(AKA LOT 31 OF AN UNREC S/D). ORB 317-58, WD 1241-9

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

To Have and to Hold, the name in fee simple forever.

And the grantor hereby covenant with said grantee that they are lawfully seized of said land, and hereby fully 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 January 1, 2018.

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:

Robin Smithey
Witness Signature
Robin Smithey
Printed Name
Kay V. Jones
Witness Signature
Kay V. Jones
Printed name

[Signature]
Ryan N. Nydam
[Signature]
Debra B Nydam

STATE OF FLORIDA
COUNTY OF COLUMBIA

The forgoing instrument was acknowledged before me this **23** day of January 2018, by Ryan N. Nydam and Debra B. Nydam, his wife, who is known to me or has produced na as identification.

Notary Public

