

Sales Price
\$ 92,500.00
Doc Stamp
\$ 647.50

This Instrument Prepared by & return to:
Name: Marla M. Landin, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-05039MML

Inst: 202012011434 Date: 07/07/2020 Time: 8:15AM
Page 1 of 2 B: 1414 P: 1924, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 647.50

Parcel I.D. #: R04075-003

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 30 day of June, A.D. 2020, by **CHARLES C. BOSTWICK BY GAYE L. BOSTWICK HIS ATTORNEY IN FACT and GAYE L. BOSTWICK, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the grantors, to **CHRISTOPHER C. THOMAS and STACEY M. THOMAS, HIS WIFE**, whose post office address is **401 NW BRIDGEWATER TERRACE, LAKE CITY, FL 32055**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, 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 grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey 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 December 31, 2020.

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

Signed, sealed and delivered in the presence of:

Kathleen M. Regan
Witness Signature
Kathleen M Regan
Printed Name

Nicholas Castro
Witness Signature
Nicholas Castro
Printed Name

Charles C. Bostwick By
Gaye L. Bostwick His
Attorney In fact L.S.

CHARLES C. BOSTWICK BY GAYE L.
BOSTWICK HIS ATTORNEY IN FACT
Address:
1962 WHITEWILLOW DR, WESLEY CHAPEL, FL
33543

Gaye L. Bostwick L.S.
GAYE L. BOSTWICK
Address:
1962 WHITEWILLOW DR, WESLEY CHAPEL, FL
33543

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 30 day of June, 2020, by **CHARLES C. BOSTWICK BY GAYE L. BOSTWICK HIS ATTORNEY IN FACT and GAYE L. BOSTWICK**, who are known to me or who have produced Driver Lic as identification.

Kathleen M. Regan
Notary Public
My commission expires 11-13-23

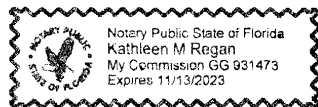


Exhibit "A"

Lot 3 of Blue Sky Estates Subdivision, an unrecorded subdivision, parcel is more particularly described as follows:

LOT 3

COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1541.35 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1181.63 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 120.66 feet to the point of curve of a curve concave to the North having a radius of 28597.89 feet and a central angle of 00°29'39"; thence Westerly along the arc of said curve, being said North Right-of-Way line of County Road No. 18, a distance of 246.59 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1198.10 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 366.57 feet to the POINT OF BEGINNING.

SUBJECT TO: Utility Easements across the East 10.00 feet and the West 10.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the East.