

PREPARED BY & RETURN TO:

Name: MIKE ROBERTS
Address: 657 SW CATHERINE LANE
LAKE CITY, FL 32025

Parcel No.: 03095-112

Inst: 202312014643 Date: 08/04/2023 Time: 1:31PM
Page 1 of 2 B: 1496 P: 708, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM *YOM*
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 31st day of July, 2023, by **MIKE ROBERTS** and **TRIS ALLEN ROBERTS**, hereinafter called the Grantors, to **JOHN THOMAS** and **REBECCA THOMAS, HUSBAND AND WIFE**, whose post office address is **630 SW DYAL AVENUE, LAKE CITY, FL 32024**, hereinafter called the Grantees:

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 County of Columbia, State of Florida, viz:

LOT 12, CANNON CREEK PLACE, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 130 & 131, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Mike Roberts L.S.
Name: MIKE ROBERTS
Address: 657 SW CATHERINE LANE, LAKE CITY, FL 32025

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of July, 2023, by MIKE ROBERTS, who is personally known to me or who has produced _____ as identification.



Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Joshua C. Wadsworth

[Signature]
Witness Signature
Printed Name: Valentine Quimbaya

[Signature] L.S.
Name: TRIS ALLEN ROBERTS
Address: 1241 EAST GOLDEN GATE BLVD., NAPLES, FL
34120

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of July, 2023, by TRIS ALLEN ROBERTS, who is personally known to me or who has produced FL DL as identification.



JOSHUA C. WADSWORTH
Commission # HH 050856
Expires October 6, 2024
Bonded Thru Budget Notary Services

[Signature]
Signature of Notary
Printed Name: Joshua C. Wadsworth
My commission expires: Oct 6 2024