

Prepared by and return to:

John F. Roscow, IV
Holden, Roscow & Caedington, PL
5608 NW 43rd Street
Gainesville, FL 32653
(352) 373-7788
File Number: 25-0794LF
Will Call No.:

\$465,000.00

Inst: 202512026941 Date: 11/25/2025 Time: 1:06PM
Page 1 of 2 B: 1554 P: 2647, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk Doc Stamp-Deed: 3255.00

\$18.50 + 1
3255.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of November, 2025 between **WILLIAM THOMAS DAWKINS JR.**, a single man and **COURTNEY ELIZABETH WATSON**, fka Courtney Dawkins, a single woman whose post office address is 67 Willow Bend Drive, Hiram, GA 30141, grantor, and **CHARLES MICHAEL MORRIS** and **CINDY ROBIN MORRIS**, Husband and Wife whose post office address is 144 NW Mercury Court, Lake City, FL 32055, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Columbia County, Florida** to-wit:

**LOT 18, STAR LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 7, PAGE 119, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

Parcel Number: 283s1602372068

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 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 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Printed Name: Lisa W. Fortner
P.O. Address: 5608 NW 43rd St.
Gainesville, FL 32653

Witness

Printed Name: John F. Roscow, IV
P.O. Address: 5608 NW 43rd St.
Gainesville, FL 32653

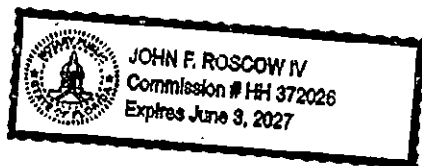
William Thomas Dawkins Jr.
WILLIAM THOMAS DAWKINS JR.

Courtney Elizabeth Watson
COURTNEY ELIZABETH WATSON

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of November, 2025 by WILLIAM THOMAS DAWKINS JR, a single man, . and COURTNEY ELIZABETH WATSON, a single woman, who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



John F. Roscow IV
Notary Public

Print Name: _____

My Commission Expires: _____