

Sales Price \$35,995.00
Doc. \$ 252.00

Prepared by and return to:

Glenn Farms, Inc.
P.O. BOX 66
Fort White, FL 32038

Inst: 201712000805 Date: 01/13/2017 Time: 10:46AM
Page 1 of 2 B: 1329 P: 182, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 252.00

------(Space Above This Line For Recording Data)-----

Warranty Deed

This Warranty Deed made the 11th day of January, 2017, by GLENN FARMS, INC., a Florida corporation, whose post office address is P.O. BOX 66, Fort White, FL 32038, hereinafter called the grantor, and **Jonathan S. Lawrence and Erica J. Lawrence, as husband and wife** whose post office address is 299 SE Forest Terrace, Lake City, FL 32025, hereinafter called the grantee:

(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 successors and assigns of corporations.)

Witnesseth, that said grantor, for and in consideration of the sum of **Thirty Five Thousand Nine Hundred and Ninety Five Dollars (\$35,995.00)** 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, situate, lying and being in Columbia County, Florida, to-wit:

Lot 2 of **MAGNOLIA PLACE**, a subdivision as per the plat thereof filed at Plat Book 7, pages 174 - 179, of the Public Records of Columbia County, Florida.

PARCEL ID#s 27-5S-17-09415-102

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.

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any. Further subject to restrictions, conditions, reservations, easements, and other matters contained on the Plat of Magnolia Place, as recorded in Plat Book, 7, Page 174 - 179; and Declaration of Restrictions and Protective Covenants for Magnolia Place in O.R. Book 1016, Page 1293; all in the public records, Columbia County, Florida.

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

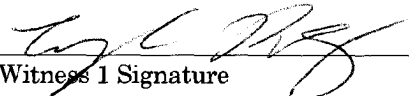
To Have and to Hold, the same in fee simple forever.

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 December 31, 2016.

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

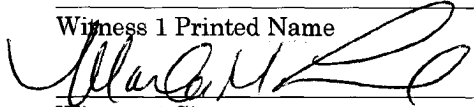
Signed, sealed and delivered in our presence as witnesses:

Glenn Farms, Inc.



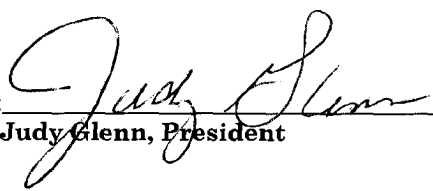
Witness 1 Signature
Tyler Rogers

Witness 1 Printed Name



Witness 2 Signature
Marla M. Landin

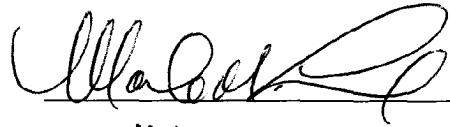
Witness 2 Printed Name

BY: 

Judy Glenn, President

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 11th day of January, 2017, by **Judy Glenn**, as President of **Glenn Farms, Inc.**, a Florida corporation. She is personally known to me or has produced _____ as identification.



Marla M. Landin

