

Prepared by and return to:

Crystal Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive Suite C
Alachua, FL 32615
(386) 418-8183
File No 19-373

Parcel Identification No 01-7S-15-04149-711

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **17th day of December, 2019** between **Wayne C. Williams, a single man**, whose post office address is **P.O. Box 503, High Springs, FL 32655**, of the County of Alachua, State of Florida, Grantor, to **Christie Bledsoe, a single woman**, whose post office address is **7257 Northwest 4th Boulevard, #161, Gainesville, FL 32607**, of the County of Alachua, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Columbia, Florida, to-wit:

LOT 11, WILSON SPRINGS PHASE 2, an unrecorded subdivision, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East Columbia County, Florida and run South 00 degrees 15'08" East along the East line of said Section 1, a distance of 942.90 feet; thence South 46 degrees 13'27" West, a distance of 48.56 feet to the POINT OF BEGINNING; thence continue South 46 degrees 13'27" West a distance of 225.00 feet; thence North 35 degrees 54'18" West a distance of 566.54 feet; thence North 20 degrees 14'47" West a distance of 50.00 feet; thence North 69 degrees 45'13" East a distance of 33.54 feet; thence North 06 degrees 19'08" East a distance of 33.54 feet; thence North 69 degrees 45'13" East a distance of 65.34 feet; thence North 65 degrees 38'07" East a distance of 89.78 feet; thence South 36 degrees 37'19" East a distance of 565.06 feet to the POINT OF BEGINNING.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

J.B. MacCallum Thomas B. MacCallum
WITNESS

Wayne C. Williams
Wayne C. Williams

Kyle Polansky
WITNESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, 2019, by Wayne C. Williams.

[Signature]
Signature of Notary Public
Print/Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: DRIVER'S LICENSE

