

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

ATT# 4-9022

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 26th day of June, 2019, by Nickalos Joseph Rutter, and his wife, Alisha Rutter, hereinafter called the grantor, to Denise Gimenez, as Trustee of the Denise Gimenez Declaration of Trust, Dated August 10, 1995 whose post office address is: 366 SW Rock Way, Fort White, FL 32038 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

Lot 32, Thornwood, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 202 through 204, of the Public Records of Columbia County, Florida.

TOGETHER with all 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 the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

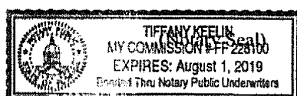
Witness:
Amanda Talley
Printed Name:

Sydney Peris
Witness:
Sydney Peris
Printed Name:

Nickalos Joseph Rutter
Nickalos Joseph Rutter
Alisha Rutter
Alisha Rutter

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 26th day of June, 2019 by NICKALOS JOSEPH RUTTER, AND HIS WIFE, ALISHA RUTTER personally known to me or, if not personally known to me, who produced Florida DL for identification and who did not take an oath.



Tiffany Keelin
Notary Public