

Prepared by and Return to:  
Crystal L. Curran, an employee of  
Alachua Title Services, LLC,  
16407 N.W. 174th Drive, Suite C  
Alachua, Florida 32615  
386-418-8183

File Number:18-047

## Warranty Deed

Made on March 9, 2018 A.D. by and between **Amy Townsend, a married person**, whose address is 20248 NW 251st Terrace, High Springs, Florida 32643, hereinafter called the "grantor", to **Carly C. Hursey and Adam D. Hursey, husband and wife**, whose post office address is 1821 Sunset Trail, Alva, Florida 33920, hereinafter called the "grantee":

(Whenever used herein the term "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 the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

**N 1/2 of S 1/2 of NW 1/4 of the SW 1/4 of Section 25, Township 7 South, Range 16 East, less road right-of-way and utility easements, Columbia County, Florida. Also known as Tract # 27, Section #1, Rum Island Ranches.**

**Parcel Identification Number: 25-7S-16-04321-028**

**Subject** to covenants, conditions, restrictions and easements of record.

**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, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Crystal L. Curran  
Witness Signature  
Print Name: Crystal L. Curran

Amy Townsend  
Amy Townsend  
20248 NW 251st Terrace, High Springs, Florida 32643

Kyle Polansky  
Witness Signature  
Print Name: Kyle Polansky

State of Florida  
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 09, 2018, by Amy Townsend, who has produced a valid driver's license as identification.

Crystal L. Curran  
NOTARY PUBLIC  
Crystal L. Curran  
Notary Print Name  
My Commission Expires: June 18, 2018

