

This instrument prepared by
and after recording return to:

Stan and Jane Hemphill
531 SW Mapleton Street
Fort White, FL 32038

Inst: 202212019304 Date: 10/06/2022 Time: 12:19PM
Page 1 of 2 B: 1476 P: 2199, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *h*
Deputy Clerk Doc Stamp-Deed: 0.70

Property Appraiser's Parcel
Identification Number: 30-7S-17-10058-668

WARRANTY DEED

This Warranty Deed is made this July 29, 2022, by STAN A. HEMPHILL and JANE HEMPHILL, husband and wife, whose current mailing address is 531 SW Mapleton Street, Fort White, FL 32038, hereinafter called the Grantors, to STAN A. HEMPHILL and JANE HEMPHILL, as Trustees of the Hemphill Family Trust dated July 29, 2022, whose current mailing address is 531 SW Mapleton Street, Fort White, FL 32038, hereinafter called the Grantee. Whenever used herein the term "Grantors" 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.

Witneseth, that the Grantors, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Columbia County, Florida described as follows:

Lots 78 and 79, A REPLAT OF LOTS 38, 45 AND 46 OF SANTA FE RIVER PLANTATIONS, according to the Plat thereof as recorded in Plat Book 5, Pages 13, 13A through 13D, of the Public Records of Columbia County, Florida.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF
RECORD AND TAXES FOR THE CURRENT YEAR
ALSO KNOWN AS Parcel Id. No. 30-7S-17-10058-668

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.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

AND The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons. The Grantors hereby state that this property is the homestead of the Grantors.

The legal description has been supplied by Grantors. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

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

Signed, sealed and delivered in our presence:

Signed on July 29, 2022.

Signed in the presence of:

Dellana Sims
Print Name: Dellana Sims
Presence: Physical ☒ Online ☐
K. Stanley
Print Name: K. Stanley
Presence: Physical ☒ Online ☐

Stan A. Hemphill
STAN A. HEMPHILL
Jane Hemphill
JANE HEMPHILL

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on July 29, 2022, by **STAN A. HEMPHILL** and **JANE HEMPHILL**.

Physical Presence ☒
Online Notarization ☐
Personally Known ☒
Produced Identification ☐
Type of Identification ☐

[Signature]
Notary Public--State of Florida

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____



ADAM ROARK
Commission # HH 011568
Expires July 15, 2024
Bonded Thru Budget Notary Services