

This Instrument Prepared By:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
ATT# 4-9071

GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 2 day of August, 2019 by

Timothy P. Atkinson, and his wife, Jennifer E. Atkinson

hereinafter called the Grantor, to

Carlos Andres Penton and Barbara Sargent, as Joint Tenants With Right of Survivorship

whose post office address is 199 Southwest Miracle Court, Lake City, FL 32024, 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.)

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, unto the Grantee all that certain land, situate in Columbia County, Florida, viz:

Lot 5, Joy Estates, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 43 through 43A, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anyways 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, and hereby 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.

WITNESS

Printed Name:

Wendy E. Shouse

WITNESS

Printed Name:

Brandi Lynn Lee

Timothy P. Atkinson

Jennifer E. Atkinson

State of Florida
County of Columbia

I hereby certify that on this 2 day of August, 2019, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Timothy P. Atkinson, and his wife, Jennifer E. Atkinson, who is personally known to me or produced a DL for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

