

Sale Price \$
Doc. 70¢.

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This Instrument Prepared by & return to:

Name: **Marla Landin, an employee of Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101 Lake City, FL 32055 File No. 18-08040**

Inst: 201912017201 Date: 07/24/2019 Time: 1:36PM
Page 1 of 3 B: 1389 P: 1943, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: **R09860-002**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED IS GIVEN IN LIEU OF FORECLOSURE Made the 23 day of July, A.D. 2019, by **KEELY SHEPHERD, A SINGLE PERSON**, hereinafter called the grantors, to **JOHN COLLAR and SHARON COLLAR, HUSBAND AND WIFE**, whose post office address is **309 SOUTH EAST SEAWOLF WAY, HIGH SPRINGS, FL 32643**, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2019.

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

Signed, sealed and delivered in the presence of:

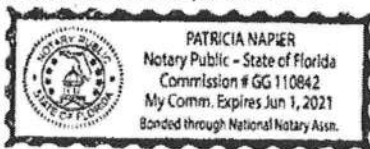
Barbara Mathis
Witness Signature

Barbara Mathis
Printed Name

Patricia Napier
Witness Signature

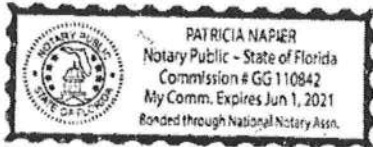
Patricia Napier
Printed Name

Keely Shepherd L.S.
KEELY SHEPHERD
Address: **359 SOUTH EAST SEAWOLF WAY, HIGH SPRINGS, FL 32643**



STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this, 23 day of July, 2019, by **KEELY SHEPHERD**, who are known to me or who have produced drivers license as identification.



Patricia Napier
Notary Public
My commission expires June 1, 2021

Exhibit "A"

Lot 1, HAWKS RIDGE ACRES, according to the Map or Plat thereof as recorded in Plat Book 4, Page 88, Public Records of Columbia County, Florida.

TOGETHER WITH A 1990, WEST, SINGLEWIDE MOBILE HOME, ID# GAFLL07A2075BM & TITLE #49769288.