

Sales Price
\$ 140,000.00
Doc Stamps
\$ 980.00

This Instrument Prepared by & return to:
Name: TRISH LANG, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-09044 TL

Inst: 202012018000 Date: 10/27/2020 Time: 8:43AM
Page 1 of 2 B: 1422 P: 2040, James M Swisher Jr, Clerk of Court
Columbia County, By: BR
Deputy Clerk Doc Stamp-Deed: 980.00

Parcel I.D. #: R09698-002

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 20th day of October, A.D. 2020, by JIM HIGGINS and ELSIE HIGGINS, HUSBAND AND WIFE, hereinafter called the grantors, to JAMES M. GABRIEL and TARA JO GABRIEL, HUSBAND AND WIFE, whose post office address is 18409 HIGH SPRINGS MAIN STREET, HIGH SPRINGS, FL 32643, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" 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 grantees all that certain land situate in Columbia County, State of Florida, viz:

See Exhibit "A"

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 grantees 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, 2020.

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

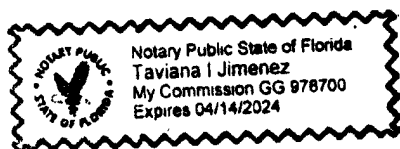
Signed, sealed and delivered in the presence of:

Carol Rafter
Witness Signature
CAROL RAFTER
Printed Name
Taviana Jimenez
Witness Signature
TAVIANA JIMENEZ
Printed Name

Jim Higgins L.S.
JIM HIGGINS
Address:
2660 HANCOCK CREEK ROAD, WEST PALM
BEACH, FL 33411
Elsie Higgins L.S.
ELSIE HIGGINS
Address:
2660 HANCOCK CREEK ROAD, WEST PALM
BEACH, FL 33411

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of October, 2020, by JIM HIGGINS and ELSIE HIGGINS, who are known to me or who have produced Florida Driver's License identification.



Taviana Jimenez
Notary Public
My commission expires 4/14/2024

Exhibit "A"

**THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4, COLUMBIA COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY PURPOSES AS
CONVEYED IN BOOK 333, PAGE 522 OF THE PUBLIC RECORDS OF SAID COUNTY.**