

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3415VB
Parcel Identification No 36-5S-15-00488-071

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 13th day of February, 2020 between Gerald June and Pamela June, Husband and Wife, whose post office address is **330 SW Plum Court, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Jonathan Morris, a Married Man**, whose post office address is **255 SW Walter Avenue, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 5, Block D, Spring Hills, a subdivision according to the map or plat thereof, as recorded in Plat Book 4, Pages 33 and 33A, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Thomas J. Duncan
WITNESS
Thomas J. Duncan

Gerald June
Gerald June

Robert Stewart
WITNESS Robert Stewart

Pamela June
Pamela June

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 13 day of ~~February~~, 2020, Gerald June and Pamela June, who is/are personally known to me or has/have produced Driver's License as identification.

Robert S. Stewart
Signature of Notary Public
Robert S. Stewart

