

Prepared by:
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Abstract & Title Services, Inc.
111 East Howard Street
Live Oak, Florida 32064

1-40586

Inst: 202012009995 Date: 06/03/2020 Time: 4:41PM
Page 1 of 2 B: 1412 P: 2052, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 490.00

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 1st day of June, 2020, by Gabriel St. Arneault and His Wife, Arlene St. Arneault A/K/A Arlene J. St. Arneault, hereinafter called the grantor, to Jacqueline Stovall whose address is: 362 SW Mayfair Lane, Lake City, FL 32025 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)

Witnesseth: That 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, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 5 South, Range 16 East, Columbia County, Florida.

Less and except that portion lying within a public road right of way

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise 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; that the grantor hereby fully 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.

Signed, sealed and delivered in our presence:

Weidus E. Shouse

Witness:

Weidus E. Shouse

Printed Name:

Barbara J. Kline

Witness:

BARBARA J. KLINE

Printed Name:

Gabriel St. Arneault by Marie Angel Colon, A.I.F.

Gabriel St. Arneault, by Marie Angel Colon,
His Attorney in Fact

Arlene St. Arneault A/K/A Arlene J. St. Arneault by Marie Angel Colon, Her Attorney in Fact

Arlene St. Arneault A/K/A Arlene J. St.
Arneault, by Marie Angel Colon, Her Attorney
in Fact

STATE OF Florida
COUNTY OF Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2020 by Marie Angel Colon, Attorney in Fact for Gabriel St. Arneault and His Wife, Arlene St. Arneault A/K/A Arlene J. St. Arneault, who is personally known to me or who has produced DL as identification.

Weidus E. Shouse

Notary Public

(Notary Seal)



Weidus E. Shouse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG959833
Expires 2/19/2024