

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 2020-3561CC

Parcel Identification No 27-4S-16-03199-318

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22nd day of May, 2020 between Jeffery N. Carter, II and Gabriela Carter, Husband and Wife, whose post office address is **7303 Bulb Farm Road, Wellborn, FL 32094**, of the County of Suwannee, State of Florida, Grantors, to **Julia F. Byrd, a Single Woman and Sandra B. Jewett, a Single Woman**, as **Joint Tenants with Right of Survivorship**, whose post office address is **449 SW Dante Terrace, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 18, "Springfield Estates Phase 2", a subdivision according to the plat thereof recorded in Plat Book 6, Page 27, of the Public Records of Columbia County, Florida.

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

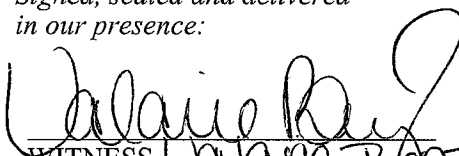
Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

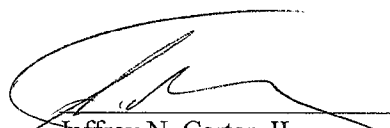
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees 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.

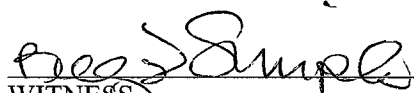
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS LaVane Benz

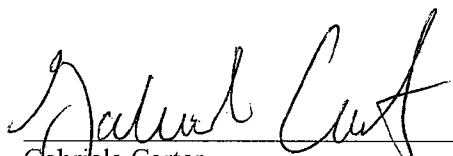

Jeffrey N. Carter, II

WITNESS


WITNESS


Regina Simpkins

WITNESS


Gabriela Carter

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 22 day of May, 2020, Jeffrey N. Carter, II and Gabriela Carter, who is/are personally known to me or has/have produced Drivers License as identification.


Signature of Notary Public
Regina Simpkins

