

Rec. Fee 18.50
Doc Stmp Fee 350.00
Intang Tax _____
Total 368.50

Inst: 202012003605 Date: 02/13/2020 Time: 1:24PM
Page 1 of 2 B: 1405 P: 1484, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 350.00

This Instrument Prepared by and Return to:

Sherra Gurman
U.S. TITLE
2622-B2 N.W. 43rd Street
Gainesville, FL 32606

Our File No.: **UG-16970**

Property Appraisers Parcel Identification (Folio) Number: **30-7S-17-10058-651**

Florida Documentary Stamps in the amount of **\$350.00** have been paid hereon.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 6th day of February, 2020 by CALLUM GIBB, a married man and BASTI E. GONZALEZ, a single woman, whose post office address is 1 Grove Isle Dr. #708, Coconut Grove, FL 33133 herein called the Grantors, to THERESA B ADAMS and TROY ADAMS, wife and husband whose post office address is 10109 NW 38th Terrace, BRANFORD, FL 32008, hereinafter called the Grantees:

(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 a)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 61, Replat of Lots 38, 45 and 46 of Santa Fe River Plantations, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13, of the Public Records of Columbia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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 the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby 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.

Continued next page

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:

Janet Harvey
Witness #1 Signature
Janet Harvey
Witness #1 Printed Name
Angelie Ates
Witness #2 Signature
Angelie Ates
Witness #2 Printed Name

CALLUM GIBB (Seal)
BASTI E. GONZALEZ (Seal)

State of Florida

County of Miami Dade

The foregoing instrument was acknowledged before me this 4th day of February, 2020 by
CALLUM GIBB and BASTI E. GONZALEZ who are appeared by ☒ physical presence or ☐
online notarization and have produced driver's license as identification.



04/17/2022
My Commission Expires:

Patricia Canet
Notary Public
Patricia Canet
Printed Notary Name