

Rec. Fee 18.50  
Doc Stmp Fee 350.00  
Intang Tax \_\_\_\_\_  
Total 368.50

This Instrument Prepared by and Return to:

Sherri Gurman  
U.S. TITLE  
2622-B2 N.W. 43rd Street  
Gainesville, FL 32606  
Our File No.: UG-16970

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 Clerk Doc Stamp Deed: 350.00

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

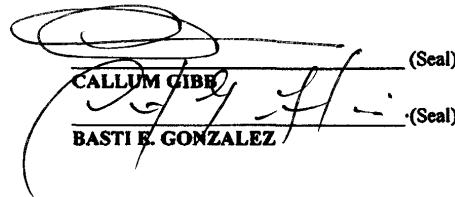
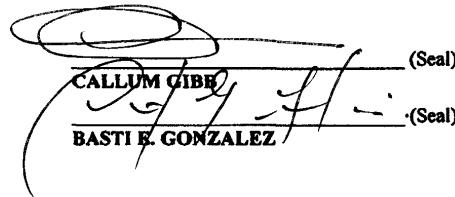
Witness #1 Printed Name

Angelie Ates

Witness #2 Signature

Angelie Ates

Witness #2 Printed Name

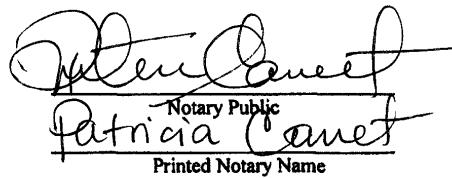
  
(Seal)  
CALLUM GIBB  
  
(Seal)  
BASTI E. GONZALEZ

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:

  
Notary Public  
Patricia Canet  
Printed Notary Name