

Sales Price
\$15,000.00
Doc Stamps
\$105.00

This Instrument Prepared by & return to:

Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-06036TL**

Inst: 202012011730 Date: 07/14/2020 Time: 8:49AM
Page 1 of 2 B: 1415 P: 163, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy ClerkDoc Stamp-Deed: 105.00

Parcel I.D. #: **R01174-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 8th day of July, A.D. 2020, by **TIMOTHY A. FLANDERS** and **MARIA I. FLANDERS, HUSBAND AND WIFE**, and **MARTIZA CLEMONS, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the grantors, to **KIMBERLY KAYE GUINN** and **MAKAYLA NICOLE GUINN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is **11253 RENNE DRIVE, JACKSONVILLE, FL 32218**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

Lot 30, THREE RIVERS ESTATES UNIT NO. 19, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 13, of the Public Records of Columbia County, Florida.

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 they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully 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, 2020.

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:

Patricia Lang
Witness Signature

PATRICIA LANG
Printed Name

Mary Ann Tomlinson
Witness Signature **MARY ANN TOMLINSON**

Patricia Lang
Witness Signature

PATRICIA LANG
Printed Name

Mary Ann Tomlinson
Witness Signature **MARY ANN TOMLINSON**

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of July, 2020, by **TIMOTHY A. FLANDERS, MARIA I. FLANDERS and TIMOTHY A. FLANDERS ATTORNEY IN FACT FOR MARTIZA CLEMONS** who are known to me or who have produced Driver's License as identification.

Patricia Lang
Notary Public
My commission expires 2-5-23

Timothy A. Flanders L.S.
TIMOTHY A. FLANDERS

Address:
341 SW TEXAS LANE, FORT WHITE, FL 32038

Maria I. Flanders L.S.
MARIA I. FLANDERS

Address:
341 SW TEXAS LANE, FORT WHITE, FL 32038

Martiza Clemons by Timothy A. Flanders
MARTIZA CLEMONS by TIMOTHY A. FLANDERS
HER ATTORNEY IN FACT

Address:
341 SW TEXAS LANE, FORT WHITE, FL 32038

