

(46)

*Sells for \$23,500.00
for \$164.50*

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 18-04017TL**

Inst: 201812008322 Date: 04/27/2018 Time: 3:35PM
Page 1 of 1 B: 1358 P: 1918, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp Deed: 164.50

Parcel I.D. #: **R03755-106**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **24th** day of **April, A.D. 2018**, by **STEVEN BEHRENWALD**,
CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to **CHARLES H. LAWHON, JR**
and **JUDY M. LAWHON, HUSBAND AND WIFE**, whose post office address is **4760 SW OLD WIRE ROAD,**
FORT WHITE, FL 32038, hereinafter called the grantees:

(Wherever used herein the terms "grantor" 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 grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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 6 of COLUMBIA SOUTH Subdivision, a subdivision as per Plat thereof, as recorded in Plat Book 5, Page 55, 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 grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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 December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature **Tyler Rogers**

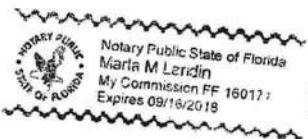
Printed Name
[Signature]
Witness Signature **Marie M. Landin**

Printed Name

[Signature] L.S.
STEVEN BEHRENWALD
Address:
P.O. BOX 3655, LAKE CITY, FL 32056

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **24th** day of **April, 2018**, by **STEVEN BEHRENWALD**, who is known to me or who has produced **Driver's License** as identification.



[Signature]
Notary Public
My commission expires **9/16/18**