

Sales Price
\$ 75,000.00
Doc Stamps
\$ 525.00

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. 20-08043TL**

Inst: 202012015341 Date: 09/21/2020 Time: 1:30PM
Page 1 of 2 B: 1419 P: 2154, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 525.00

Parcel I.D. #: **R02939-129**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 17th day of September, A.D. 2020, by **SHANE R. THOMSON, A SINGLE WOMAN**, hereinafter called the grantor, to **CERVANTES PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at **1140 SW BASCOM NORRIS DRIVE, SUITE 104, LAKE CITY, FL 32025**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" 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 grantee all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"


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 grantee 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, 2020.

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:


Witness Signature
PATRICIA LANG

Printed Name


Witness Signature
MARY ANN TOMLINSON

Printed Name



SHANE R. THOMSON

Address:

128 SW INWOOD COURT, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th day of September, 2020, by **SHANE R. THOMSON**, who is known to me or who has produced **Driver's License** as identification.


Notary Public
My commission expires **2-5-23**

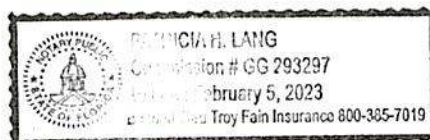
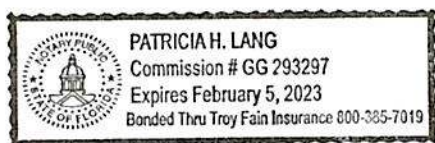


Exhibit "A"

Lot 29, of CREEKSIDE, according to the Plat thereof, as recorded in Plat Book 7, at Page 124 through 125, of the Public Records of Columbia County, Florida.