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Prepared by and return to:

JAMES F. GRAY, ESQ.

JAMES F. GRAY, P.A.

3615 B NW 13th Street

Gainesville, FL 32609

352-371-6303

File Number: **WISE BEHR 21**

Inst: 202112009659 Date: 05/14/2021 Time: 10:35AM
Page 1 of 2 B: 1437 P: 1624, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 455.00

Parcel Identification No. **27-6S-17-09784-138**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **12th** day of **May, 2021** between **TRACY RAE WISE, a single woman** whose post office address is **432 SE Stardust Place, Lake City, FL 32024** of the County of **Columbia, State of Florida**, grantor*, and **JONATHAN BEHR and DEBORAH BEHR, husband and wife** whose post office address is **1190 Old Mount Dora Road, Eustis, FL 32726** of the County of **Lake, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lot 40, Shadow Wood Unit II, according to the map or plat thereof as recorded in Plat Book 6, Page 24, Public Records of Columbia County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Chelsey B. Grove
Witness Name: Chelsey Grove

Deirdre A. Gray
Witness Name: Deirdre A. Gray

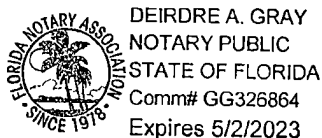
Tracy Rae Wise (Seal)
TRACY RAE WISE

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of May, 2021 by TRACY RAE WISE, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Deirdre A. Gray
Notary Public

Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2023