

46

Recording \$ 27.00
Doc Stamps \$ 1,575.00
Intangible Tax \$ 1,602.00
Total \$ 3,204.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3009333 3 PG(S)
August 08, 2016 10:50:22 AM
Book 4451 Page 2490
J. K. IRBY Clerk of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$1,575.00



Prepared by and return to:
Denise Lowry Hutson, Esq.
Attorney at Law
Salter Felber, P.A.
3940 N.W. 16th Boulevard
Gainesville, FL 32605
352-376-8201
File Number: 16-0642.3 MK

Inst: 201612018534 Date: 11/15/2016 Time: 11:29AM
Page 1 of 3 B: 1325 P: 1702, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on August 3, 2016 between Kurt M. Johnsen, a married person whose post office address is 621 SW 26th Place, Gainesville, FL 32601, grantor, and Harold Edward Farris, Jr., a married person whose post office address is 3144 Hwy. 220 East, Lincolnton, GA 30817, grantee:

(Whenever 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 corporations, trusts and trustees)

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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 05-7S-17-09920-002

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, 2015**.

Documentary Stamps in the amount of \$1,575.00 have been paid in Alachua County, Florida, on 08/08/2016.

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:

Witness Name: Denise Lowry Hutson

Martha S. Koepfel
Witness Name: Martha S. Koepfel

Kurt M. Johnsen (Seal)
Kurt M. Johnsen

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 15 day of August, 2016 by Kurt M. Johnsen, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Denise Lowry Hutson
Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: _____



DENISE LOWRY HUTSON
MY COMMISSION # FF 182753
EXPIRES: December 12, 2018
Bonded Thru Budget Notary Services

Exhibit A

Commence at the Northwest corner of Section 5, Township 7 South, Range 17 East, thence run South 01 degrees 06 minutes 26 seconds East, along the West boundary of said Section 5, 190.11 feet to the Southerly right of way of a County Road, and the Point of Beginning, thence North 76 degrees 57 minutes 37 seconds East, along said Southerly right of way, 540.86 feet, thence South 02 degrees 06 minutes 58 seconds East, 770.12 feet, thence South 88 degrees 40 minutes 51 seconds West, 542.17 feet to the West boundary of said Section 5, thence North 01 degrees 06 minutes 26 seconds West, along said West boundary 660.19 feet to the Point of Beginning. All lying and being in Columbia, County, Florida.

Parcel Identification Number: 05-7S-17-09920-002