

Prepared by and return to:

Russell Catledge  
844 Maple Street  
Chipley, Fl. 32428

Inst: 202012004936 Date: 03/02/2020 Time: 9:16AM  
Page 1 of 2 B: 1406 P: 2120, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BS  
Deputy ClerkDoc Stamp-Deed: 0.70

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## WARRANTY DEED

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

This indenture made the 2nd day of March, 2020 between RUSSELL W.

CATLEDGE, a Single Man, whose post office address is 844 Maple Street, Chipley,

Florida 32428, Grantor, to Daniel Jones Catledge, a Single Man, whose post office address

is 406 SE Eloise Avenue, Lake City, Florida, 32025, of the County of Columbia, Florida,

Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Suwannee, Florida, to-wit:

**Lots 4, 5, 6, and 7 in Block O, Of Melrose Park Addition No. 1, a Subdivision, according to the Plat thereof, as recorded in Plat Book 2, at Page 16, Of the Public Records of Columbia County, Florida.**

**Together with a 1986 INNO Singlewide Mobile Home, ID# HMT0192GA, and Title # 63011023.**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

43450

**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:*

Valarie Benz  
WITNESS Valarie Benz  
Heather Dunworth  
WITNESS Heather Dunworth

Russell W. Catledge  
RUSSELL W. CATLEDGE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 2nd day of March, 2020, **RUSSELL W. CATLEDGE**, who is/are personally known to me or has/have produced Drivers License as identification.

Valarie Benz  
Signature of Notary Public

