

76

Sales Price
\$ 270,000.00
Doc Stamps
\$ 1,890.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-12022TL

Parcel No.: R02789-003

Inst: 202112001111 Date: 01/21/2021 Time: 4:19PM
Page 1 of 1 B: 1428 P: 1609, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 1890.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 13th day of January, 2021, by **BARBARA W. DUCKETT INDIVIDUALLY AND AS TRUSTEE OF THE JOE L. DUCKETT AND BARBARA W. DUCKETT REVOCABLE TRUST DATED AUGUST 12TH 1996**, hereinafter called the Grantor, to **WALTER H. MCCARSON and TERRI L. MCCARSON, HUSBAND AND WIFE**, whose post office address is **3016 SE PINEMOUNT ROAD, LAKE CITY, FL 32024**, hereinafter called the Grantees:

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 County of Columbia, State of Florida, viz:

Lots 1, 2 and 3, JOY ESTATES, according to plat thereof recorded in Plat Book 5, Pages 43-43A, Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

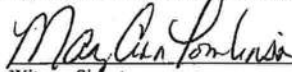
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

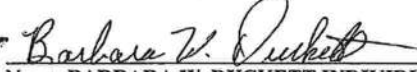
And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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:

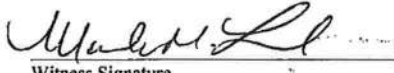

Witness Signature

Printed Name: **MARY ANN TOMLINSON**


Name: **BARBARA W. DUCKETT INDIVIDUALLY**

L.S.

AND AS TRUSTEE OF THE JOE L. DUCKETT AND BARBARA W. DUCKETT REVOCABLE TRUST DATED AUGUST 12TH 1996


Witness Signature

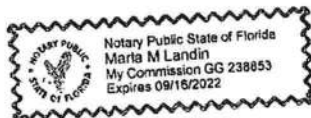
Printed Name: **Maria M. Landin**

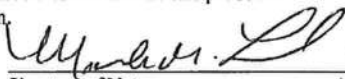
Address: 3016 SE PINEMOUNT ROAD, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of January, 2021, by **BARBARA W. DUCKETT INDIVIDUALLY AND AS TRUSTEE OF THE JOE L. DUCKETT AND BARBARA W. DUCKETT REVOCABLE TRUST DATED AUGUST 12TH 1996**, who is personally known to me or who has produced

Driver's License as identification.




Signature of Notary
Printed Name: **Maria M. Landin**
My commission expires: **9/16/22**