

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA21-94264
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this May 12, 2021, A.D. by David H Morgan, Individually and as Trustee of The David H. Morgan Revocable Trust Dated Dec. 17, 2012 and Pamela O. Morgan, Individually and as Trustee of The Pamela O. Morgan Revocable Trust Dated Dec. 17, 2012, whose address is: 5515 NW 57th Terrace, Gainesville, FL 32653 hereinafter called the grantor, to Bradley Neal and Sarah Neal, as husband and wife, whose post office address is: 537 SW Windsor Drive, Lake City, FL 32024, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz:

Lot 11, HILLS OF WINDSOR, according to the Plat thereof, recorded in PRRD Book 1, Page 1, of the Public Records of Columbia County, Florida.

Parcel ID No.: R02411-111

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 the current year.

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incidental to the issuance of a title insurance policy
File No.: GA21-94264

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Britany Rowley
Witness Printed Name: Britany Rowley

Kim Farmer
Witness Printed Name: Kim Farmer

The David H. Morgan Revocable Trust Dated Dec.
17, 2012

BY: [Signature]
David H. Morgan, Individually

BY: [Signature]
David H. Morgan, Trustee

The Pamela Morgan Revocable Trust Dated Dec.
17, 2012

BY: Pamela O Morgan
Pamela O Morgan, Individually

BY: Pamela O Morgan
Pamela O Morgan, as Trustee

Address:

State of Florida
County of Alachua

The foregoing instrument was executed and acknowledged before me this 12th of May, 2021, by means of ☒ Physical Presence or ☐ Online Notarization, by **David H Morgan, individually and as Trustee of The David H. Morgan Revocable Trust Dated Dec. 17, 2012 and Pamela O. Morgan, Individually and as Trustee of The Pamela Morgan Revocable Trust Dated Dec. 17, 2012**, who is/are personally known to me or who has produced a valid driver's license as identification.

Britany Rowley
Notary Public

My Commission Expires: _____

(SEAL)

