

Inst: 202112022698 Date: 11/09/2021 Time: 8:03AM
Page 1 of 3 B: 1451 P: 2732, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

SEND TAX NOTICES TO:

Ellen Marie Van Hoy

226 SE Mayhall Ter
Lake City, FL 32025

Parcel Identification Number:
35-4S-17-09030-003

General Warranty Deed

Parties and Addresses

1.01. This deed is made between Ellen Marie Van Hoy(Grantor), an unmarried woman, whose address is whose address is 226 SE Mayhall Ter, Lake City, FL 32025 and Ellen Marie Van Hoy, an unmarried woman, whose address is 226 SE Mayhall Ter, Lake City, FL 32025 and Adam Reeves, a married man, whose address is 226 SE Mayhall Ter., Lake City, FL. 3225 (Grantees),

Granting Clause

2.01. THAT GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable consideration paid by said Grantees grants and conveys ownership of the property described below to the said Grantees, their heirs and assigns forever, as joint tenants with the right of survivorship and not as tenants in common.

Description of Property

3.01. The property consists of the land and all other structures on the land in the County of Columbia, of the State of Florida, commonly known as 226 SE Mayhall Ter, Lake City, FL 32025.

3.02. The legal description of the property is

That certain land situated in Section 35, Township 4 South, Rang 17 East in Columbia County, Florida and being more partticulary described as follows:

That part of the North ½ of the South ½ of Southeast ¼ of the Northwest ¼ of Section 35, Township 4 South, Range 17 East, Columbia County, Florida as lies West of 50 foot county road also known as Lot of MARKHAM TRACT, an unrecorded subdivision

This property is not the Homestead of Grantor.

Consideration

4.01. This deed was made for and in consideration of the sum of \$10 dollars and other good and valuable consideration valued at \$10 dollars paid to the undersigned by Grantee.

Covenants by Grantor

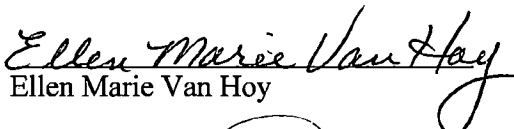
5.01. Grantor makes the following covenants with Grantee:

- (1) That Grantor is lawfully seized of the property described in this deed.
- (2) That Grantor has the right to convey the property described in this deed to Grantee.
- (3) That the property is free from all former mortgages, judgments, executions, and all other encumbrances.
- (4) That Grantor will warrant generally the property conveyed by this deed, so that Grantee will remain in peaceful ownership of the property.
- (5) That Grantees shall have quiet possession of the property, and Grantees will not be disturbed in possession of or removed from the property by persons who have claims against the property.
- (6) That Grantor will execute any further assurances as may be reasonably required by Grantees, to correct any defect in the title.

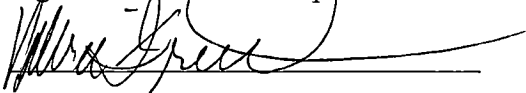
Parties Bound by This Deed

7.01. The covenants made in this Deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities, including Grantor's heirs, personal representatives, successors, and assigns. These covenants can be enforced by Grantees and all future owners of the property, including Grantees' heirs, personal representatives, successors, and assigns.

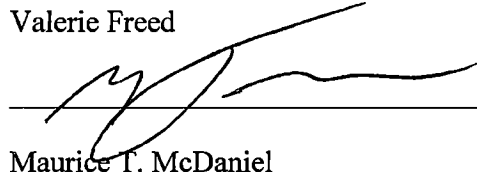
IN WITNESS WHEREOF, Grantor has signed and sealed this deed on 8th day of November 2021.


Ellen Marie Van Hoy

Signed and sealed in the presence of:



Valerie Freed



Maurice T. McDaniel

State of Florida
County of Alachua

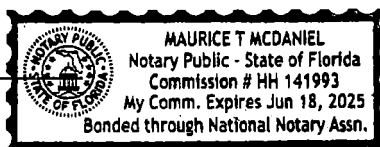
I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Ellen Marie Van Hoy

To me known _____ or produced identification Florida Driver's License who executed the foregoing instrument and he acknowledges before me that he executed the same.
Witness my hand and official seal in the county and State last foresaid this 8th day of November 2021



ACKNOWLEDGMENT



This instrument was prepared by Maurice T. McDaniel, Esquire, whose address is 18581 High Springs Main Street, Suite 20, High Springs, Florida, 32643.