

41251

(46)

(2)

Prepared by:
Dawn Wilson
Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 20-0387

General Warranty Deed

Made this September 17th, 2020 A.D. By **Kevin Dunn and Debbie Dunn, husband and wife**, whose post office address is: 421 N. Main Street, Minot, North Dakota 58703, hereinafter called the grantor, to **Paul Seals, Jr. and Angela Desiree Seals, husband and wife**, whose post office address is: 2430 Southern Links Drive, Fleming Island, Florida 32003, 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 9, Block A, Wilson Place, according to the plat thereof recorded in Plat Book 7, Page 86, of the Public Records of Columbia County, Florida.

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.

Parcel ID Number: 11-5S-16-03570-109

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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, 2019.

47

Prepared by:
Dawn Wilson
Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 20-0387

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

Signed, sealed and delivered in our presence:

[Signature]
As to Both
Witness Printed Name Diana D Kiefer

[Signature]
As to Both
Witness Printed Name Reile Jordheim

State of North Dakota
County of Cass

[Signature] (Seal)
Kevin Dunn
Address: 421 N. Main Street, Minot, North Dakota 58703

[Signature] (Seal)
Debbie Dunn
Address: 421 N. Main Street, Minot, North Dakota 58703

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 17 day of September, 2020, by Kevin Dunn and Debbie Dunn, husband and wife, who is/are personally known to me or who has produced North Dakota as identification.
drivers license

SEAL
REILE JORDHEIM
Notary Public
State of North Dakota
My Commission Expires Jan. 24, 2021

[Signature]
Notary Public
Print Name Reile Jordheim
My Commission Expires: January 24, 2021