

Prepared by and Return To:
Nations Title Agency of Florida, Inc.
9500 Koger Blvd, Suite 114
St. Petersburg, FL 33702
19FLO0111

Inst: 201912016977 Date: 07/22/2019 Time: 10:57AM
Page 1 of 1 B: 1389 P: 1363 P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 392.00

Warranty Deed

1/2
This indenture made this 15 Day of June, 2019, A.D.

Between **Claude Murphy, Jr. and Virginia Murphy, husband and wife**, Grantor, whose post office address is: **185 NW Harwell Ct, Lake City, FL 32055**, and **Claude Murphy, Jr., a married man**, Grantee whose post office address is: **185 NW Harwell Ct, Lake City, FL 32055**.

Witnesseth, that the said Grantor, for and in consideration of the sum of ~~\$10.00~~ ^{\$50.00} **(Ten Dollars and NO/100)**, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the county of **Columbia**, State of Florida, to wit:

Lot 104, Emerald Lakes Phase Four, a Subdivision according to plat thereof recorded in Plat Book 6, Pages 151-152, Public Records of Columbia County, Florida.

Parcel: 28-3S-16-02372-404
A/K/A 185 NW Harwell Ct, Lake City, FL 32055

Subject To taxes for the calendar year 2019, and thereafter. Subject to covenants, restrictions and easements of record, if any.
Together with all the tenements, hereditaments and appurtenances thereto belonging on in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And, the said Grantor does hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same, by, through and under the Grantor herein.

Signed and Sealed in Our Presence:

Two Separate Witnesses Required

Bruce A. Buck
Witness

Printed Name: Bruce A. Buck

John G. Odom
Witness

Printed Name: John G. Odom

State of: Florida

County of: Columbia

By: Claude Murphy, Jr.
Claude Murphy, Jr.

By: Virginia Murphy
Virginia Murphy

The forgoing instrument was acknowledged before me this day the 15 day of June, 2019, by **Claude Murphy, Jr. and Virginia Murphy, husband and wife**, who are personally known to me, or has produced Drivers License as Identification.

(Affix Stamp/Seal)



John G. Odom
Notary Public Signature

My Commission Expires 6-15-2021