

Prepared by and return to:

**The Law Office of Ralph R. Deas, P.A.**  
**227 SE Hernando Avenue**  
**Lake City, FL 32025**  
**(386) 754-0771**  
**File Number: 2020-69**

Inst: 202012012430 Date: 07/28/2020 Time: 8:54AM  
Page 1 of 2 B: 1415 P: 2782, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: KV  
Deputy ClerkDoc Stamp-Deed: 700.00

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## **Warranty Deed**

**This Warranty Deed made this 27th day of July, 2020 between Gary C. Towns and Sue B. Towns, Husband and Wife whose post office address is 615 NW Harris Lake Dr, Lake City, FL 32055, grantor, and William B. Womble and Brandalyn M. Womble, Husband and Wife whose post office address is 533 NW Amanda St, Lake City, FL 32055, grantee:**

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

**Lot 3, Lakewood Estates, a subdivision according to the Plat thereof recorded in Plat Book 6, Page 63 of the Public Records of Columbia County, Florida.**

**Subject to easements and restrictions of record, if any, which are specifically not extended or re-imposed hereby, subject to 1991 taxes and assessments.**

**Parcel Identification Number: 23-3S-16-02272-103**

**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 12/31/2019.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Amanda meach  
Witness  
Printed Name: Amanda Meads

Gary C Towns  
Gary C. Towns

W  
Witness  
Printed Name: Ralph E. Deas

Amanda meach  
Witness  
Printed Name: Amanda Meads

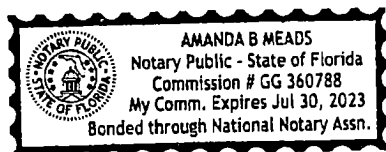
Sue B. Towns  
Sue B. Towns

W  
Witness  
Printed Name: Ralph E. Deas

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of July, 2020 by Gary C. Towns and Sue B. Towns who ☐ are personally known or ☒ have produced driver licenses as identification.

[Seal]



Amanda meach  
Notary Public  
Print Name: Amanda Meads  
My Commission Expires: July 30, 2023