

Sales Price
\$16,500.00
Doc Stamps
\$115.50

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of Integrity Title Services, LLC**
Address: **757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-05040TL**

Inst: 202012011084 Date: 06/29/2020 Time: 8:49AM
Page 1 of 3 B: 1414 P: 550, P.DeWitt Cason, Clerk of Court Colu
County, By: KV
Deputy ClerkDoc Stamp-Deed: 115.50

Parcel I.D. #: 00-00-00-01438-037

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **12th** day of **June**, A.D. 2020, by **TIMOTHY A. FLANDERS** and **MARIA I. FLANDERS, HUSBAND AND WIFE**, and **MARITZA CLEMONS, CONVEYING NON HOMESTEAD PROPERTY**, hereinafter called the grantors, to **PORTIA SIMS AND VICTORIA WAY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is **3305 NW 19TH STREET, GAINESVILLE, FL 32605**, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2020.

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

Signed, sealed and delivered in the presence of:

Brandi Brown
Witness Signature
BRANDI BROWN

Printed Name

Maria M. Landin
Witness Signature
Maria M. Landin

Printed Name

Timothy A. Flanders L.S.
TIMOTHY A. FLANDERS

Address:
341 SW TEXAS LANE, FORT WHITE, FL 32038

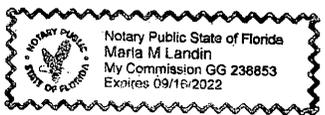
Maria I. Flanders L.S.
MARIA I. FLANDERS

Address:
341 SW TEXAS LANE, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **12th** day of **June**, 2020, by **TIMOTHY A. FLANDERS and MARIA I. FLANDERS**, who are known to me or who have produced **Driver's License** as identification.

Maria M. Landin
Notary Public
My commission expires 9/16/22



Brandi Brown

Witness Signature

BRANDI BROWN

Printed Name

Marla M. Landin

Witness Signature

Marla M. Landin

Printed Name

Maritza Clemons

L.S.

MARITZA CLEMONS

Address:
341 SW TEXAS LANE, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 25th day of **June, 2020**, by, who are known to me or who have produced **Driver's License** as identification.

Marla M. Landin

Notary Public
My commission expires 9/14/22

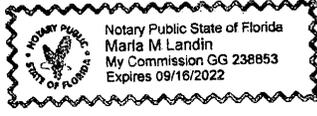


EXHIBIT "A"

**LOT 37, BLOCK 4 OF THREE RIVERS ESTATES, UNIT NO. 23, AS PER THE PLAT THEREOF FILED IN
PLAT BOOK 4, PAGE 80, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA**