

Prepared by and return to:

Carlene Cross

Haile Title Company

4739-B NW 53rd Avenue

Gainesville, FL 32653

(352) 371-6264

File No HT-21-292

\$ 42,500 -

Parcel Identification No R03818-110

202112009848

Columbia

5/17/21

8:10AM

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 4th day of May, 2021 between Joseph F. Cayer, Jr. a/k/a Joseph E. Cayer, Jr., a single man, Individually and As Surviving Spouse of Mary C. Cayer and Joseph F. Cayer, Jr., Surviving Trustee under trust agreement dated 15th day of October, 2004, whose post office address is 3681 NE 16th Terrace, Oakland Park, FL 33334, grantor, to Sheldon Wayne Green and Michele Marie Green, husband and wife, whose post office address is 206 15th Street, St. Augustine, FL 32084, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 10, Block A, OLD WIRE FARMS, according to the Plat thereof, as recorded in Plat Book 6, Pages 22 and 22A, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

44

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:

Katherine Burnell

WITNESS

PRINT NAME: Katherine Burnell

Kelton Harvey

WITNESS

PRINT NAME: Kelton Harvey

The Joseph F. Cayer, Jr. and/or Mary C. Cayer Revocable Living Trust,
dated the 15th day of October, 2004

By:

Joseph F. Cayer, Jr.
Joseph F. Cayer, Jr., Surviving Trustee

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 3rd day of May, 2021, by Joseph F. Cayer, Jr., Surviving Trustee of The Joseph F. Cayer, Jr. and/or Mary C. Cayer Revocable Living Trust, dated the 15th day of October, 2004.

Kelton Harvey

Signature of Notary Public

Print, Type/Stamp Name of Notary



Kelton Harvey
Commission # GG180832
Expires: May 28, 2022
Bonded thru Aaron Notary

Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: _____