

Prepared by:
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Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 201912002417 Date: 01/30/2019 Time: 2:08PM
Page 1 of 1 B: 1377 P: 1203, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 360.50

ATT# 4-8516

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 24th day of January, 2019, Donald Bland Eng, and Erika Kristen Eng, each being a Single Person, hereinafter called the grantor, to Matthew Peace and Timothy Roberts, as Joint Tenants With Right of Survivorship whose post office address is: 433 NW Palm Drive, Lake City, FL 32055 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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:

Lot 8, Blackberry Farms, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 4 through 12, of the Public Records of Columbia County, Florida.

TOGETHER with all 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 the prior year.

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:

Morgan Jodat
Witness:
Morgan Jodat
Printed Name:
Jaclyn Goffe
Witness:
Jaclyn Goffe
Printed Name:

Donald Bland Eng
Donald Bland Eng
Erika Kristen Eng
Erika Kristen Eng

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 24th day of January, 2019 by DONALD BLAND ENG, AND ERIKA KRISTEN ENG, EACH BEING A SINGLE PERSON personally known to me or, if not personally known to me, who produced _____ for identification and who did not take an oath.

[Signature]
Notary Public

(Notary Seal)

