

Sales Price
\$ 10,000.00
Doc Stamp
\$ 70.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-03063

Parcel No.: R01349-000

Inst: 202112008226 Date: 04/27/2021 Time: 11:33AM
Page 1 of 1 B: 1436 P: 186, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 70.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 12th day of April, 2021, by **BARBRA BRANNON AKA BARBARA BRANNON**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **ELISABETH ZAKOVSKY**, whose post office address is 1784 KILLARN CIRCLE, MIDDLEBURG, FL 32068, hereinafter called the Grantee:

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

Lot 82 of **THREE RIVERS ESTATES UNIT NO. 21**, according to the Plat thereof as recorded in Plat Book 6, Page(s) 15, 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 THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

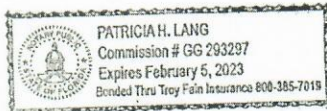
Jenna A. Bennett
Witness Signature
Printed Name: Jenna A. Bennett

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Barbra Brannon L.S.
Name: BARBRA BRANNON AKA BARBARA BRANNON
Address: 162 SW CREEKSIDE LANE, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of April, 2021, by **BARBRA BRANNON AKA BARBARA BRANNON**, who is personally known to me or who has produced Driver's License as identification.



Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23

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PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
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WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 82 of THREE RIVERS ESTATES UNIT NO. 21, according to the Plat thereof as recorded in Plat Book 6, Page(s) 15, 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 THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Bernier
Witness Signature
Printed Name: Jenna A. Bernier

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Barbra Brannon L.S.
Name: BARBRA BRANNON AKA BARBARA BRANNON
Address: 162 SW CREEKSIDE LANE, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of April, 2021, by BARBRA BRANNON AKA BARBARA BRANNON, who is personally known to me or who has produced Driver's License as identification.



Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23