

18.50
353.50

Prepared by and return to:
Marvin W. Bingham, Jr.
Bingham & Mikolaitis, P. A.
P.O. Box 1930
Alachua, FL 32616-1930

Inst: 201812009364 Date: 05/14/2018 Time: 9:57AM
Page 1 of 2 B: 1359 P: 2069, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 353.50

Tax Parcel : R09983-007

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Warranty Deed

This Warranty Deed made this 9th day of May, 2018 between **Samantha L. Fissell** whose post office address is 10254 W 153rd Terrace, Alachua, FL 32615, Grantors, and **Alan Drew Southland, Sr. and Dawn Marie Southland, husband and wife** whose post office address is 14113 NW 142nd Place, Alachua, FL 32615, Grantees:

(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 Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

The North 1/2 of Lot 14, of BICENTENNIAL ACRES - UNIT ONE, as per plat thereof, recorded in lat Book 4, Page 35A, of the Public Records of Columbia County, Florida
Together with a 1981 CRAN Double-Wide mobile home, ID# GDLCL46826008A and GDLCL46826008B

Subject to an easement over the West 30 feet of the N 1/2 of Lot 14 BICENTENNIAL, S/D Unit 1

The land described herein is not the homestead of the Grantor, or her spouse, nor is it contiguous to or a part of homestead property, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

Subject to a mortgage filed in Official Records Book 1359, Page 387, that Buyers, by acceptance of this deed, assume and agree to pay.

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2018 and all subsequent years.

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 Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors 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, 2017.

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:

Jewell G. Worthington
Witness
Print Name: **JEWELL G. WORTHINGTON**

Samantha L. Fissell
Samantha L. Fissell

Marvin W. Bingham, Jr.
Witness
Print Name: **Marvin W. Bingham, Jr.**

18-046.1
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 9th day of May, 2018 by Samantha L. Fissell, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Marvin W. Bingham, Jr.
Notary Public

Printed Name: **Marvin W. Bingham, Jr.**

My Commission Expires: _____

