

Prepared by and return to:

Amber Richburg  
Security Title Services Inc., d/b/a Gilchrist Title Services  
302 North Main Street  
Trenton, FL 32693  
File No 2024-13479

Parcel Identification No 06-6S-17-09617-218

Inst: 202412003094 Date: 02/20/2024 Time: 10:14AM  
Page 1 of 1 B: 1508 P: 958, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *un*  
Deputy Clerk Doc Stamp-Deed: 510.30

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## GENERAL WARRANTY DEED

This indenture made the 31st day of January, 2024 between Kathy Jo Rogers and Edward Barth Rogers, wife and husband, whose post office address is 103 Clay Ridge RD, Columbia, SC 29223, hereinafter called the Grantors, to Richard A. Anderson and Jeri K. Anderson, husband and wife, whose post office address is 1140 E Pearl St, Monticello, FL 32344, hereinafter called the Grantees:

(Whenever used herein the term "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)

**Witnesseth**, that said Grantors, for and in consideration of the sum of SEVENTY TWO THOUSAND NINE HUNDRED AND 00/100 (U.S.\$72,900.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, aliens, remises, releases, conveys confirms and sold to the said Grantees, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 18, Meadowlands Phase 2, a Subdivision, according to the Plat thereof, recorded in Plat Book 7, Page(s) 141 and 142, of the Public Records of Columbia County, Florida.

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth under the laws and constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

**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** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and 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, 2023.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


  
*Windsay Harris*

Witness Signature

*WINDSAY HARRIS*

Printed Name

Address: 302 N. Main Street, Trenton FL 32693

  
*Kathy Jo Rogers*

Kathy Jo Rogers

  
*Edward Barth Rogers*

Edward Barth Rogers

  
*Christopher McKay*

Witness Signature

*Christopher McKay*

Printed Name

Address: 302 N. Main Street, Trenton FL 32693