

Prepared by and return to:

Brent E. Baris, P.A.
Brent Baris, Esq.
18731 NW US Highway 441
High Springs, FL 32643
(386) 454-0688
File Number: 22-032D

Portion of Parcel Identification No. **16-7S-17-10006-214**

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Warranty Deed

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

This Indenture made this 25th day of **April, 2022** between **Robert Holland Cato, Jr. and Sherry Baker Cato, husband and wife, Individually and both as Co-Trustees of the Robert Holland Cato Jr. Trust dated June 27th, 2012 and both as Co-Trustees of the Sherry Baker Cato Trust dated June 27, 2012** whose post office address is **397 SW Grey Way, High Springs, FL 32643** of the County of **Alachua, State of Florida**, grantor*, and **Leland Ballard and Aubrey Ballard, Husband and Wife** whose post office address is **7929 SW 51st Blvd., Gainesville, FL 32608** of the County of **Alachua, State of Florida**, grantee*,

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

Lot 16, River Rise Residential Subdivision Unit 1, a subdivision, according to the Plat thereof as recorded in Plat Book 8, Page 51, of the Public Records of Columbia County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

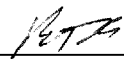
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


* "Grantor" and "Grantee" are used for singular or plural, as context requires.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


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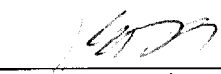
Signed, sealed and delivered in our presence:



Witness
Printed Name: Brent Bar.

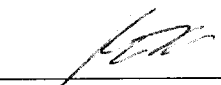

Witness
Printed Name: Sadie DePete



Witness
Printed Name: Brent Bar.


Witness
Printed Name: Sadie DePete


Witness
Printed Name: Brent Bar.


Witness
Printed Name: Sadie DePete



Witness
Printed Name: Brent Bar.


Witness
Printed Name: Sadie DePete


Sherry Baker Cato, Individually


Robert Holland Cato, Jr., Individually

Robert Holland Cato Jr. Trust dated June 27th, 2012

By: 
Robert Holland Cato, Jr., Co-Trustee

Robert Holland Cato Jr. Trust dated June 27, 2012,

By: 
Sherry Baker Cato, Co-Trustee

[Signature]
Witness
Printed Name: Brent Baris

[Signature]
Witness
Printed Name: Sadie DePoter

Sherry Baker Cato Trust dated June 27, 2012

By: [Signature]
Sherry Baker Cato, Co-Trustee

[Signature]
Witness
Printed Name: Brent Baris

[Signature]
Witness
Printed Name: Sadie DePoter

Sherry Baker Cato Trust dated June 27, 2012

By: [Signature]
Robert Holland Cato Jr., Co-Trustee

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of April, 2022 by Robert Holland Cato, Jr., and Sherry Baker Cato, both individually and both as Co-Trustees of the Robert Holland Cato Jr. Trust dated June 27th, 2012 and both as Co-Trustees of the Sherry Baker Cato Trust dated June 27, 2012. Robert Holland Cato, Jr. and Sherry Baker Cato ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

[Signature]
Notary Public
Print Name: Brent Baris
My Commission Expires: 8/3/25

