

Prepared by and return to:  
**JOHN F. ROSCOW, IV**

**HOLDEN, CARPENTER & ROSCOW, PL**  
5608 NW 43rd Street  
Gainesville, FL 32653  
352-373-7788  
File Number: 18-509.at  
Will Call No.: ASHLEY

Inst: 201812013600 Date: 07/02/2018 Time: 10:51AM  
Page 1 of 2 B: 1363 P: 1785, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: KV  
Deputy ClerkDoc Stamp-Deed: 1484.00

**\$212,000**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 22nd day of June, 2018 between **BRANDON MINCEY and JAMIE Y. MINCEY**, husband and wife whose post office address is **PO BOX 1472, High Springs, FL 32655**, grantor, and **CHAD HANNA**, a single man and **ARIEL KIMBALL**, a single woman, as joint tenants with the right of survivorship, and not as tenants in common whose post office address is **441 SW HOMESTEAD CIRCLE , Fort White, FL 32038**, grantee:

(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 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 **Columbia County, Florida** to-wit:

**Lot 9, Block A, Old Wire Farms, according to the map or plat thereof as recorded in Plat Book 6, Page 22, Public Records of Columbia County, Florida.**

**Parcel Identification Number: 03818-109**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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.

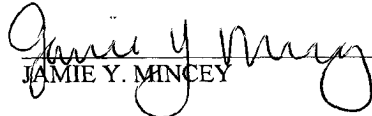
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

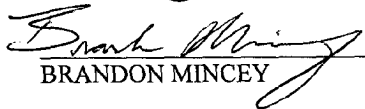
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: JOHN F. ROSCOW, IV

  
Witness Name: ASHLEY TAYLOR

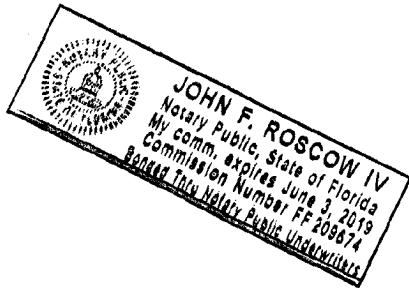
  
JAMIE Y. MINCEY (Seal)

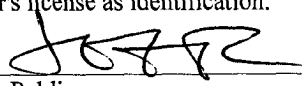
  
BRANDON MINCEY (Seal)

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of June, 2018 by JAMIE Y. MINCEY and BRANDON MINCEY, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_