

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA23-115810
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this February 13, 2023. A.D. by Sarah J. Palmer nka Sarah J. Lamoureux and William John Lamoureux, wife and husband, whose address is: 8036 SW 62nd Ln, Gainesville, FL 32038 hereinafter called the grantor, to Wade Godfrey and Tanya Clayton, husband and wife, whose post office address is: 769 SW Woodland Ave, Fort White, FL 32038, hereinafter called the grantee:

(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 the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 58, Replat of Lots 38, 45 and 46, Santa Fe River Plantations, according to the map or plat thereof, recorded in Plat Book 5, Pages 13 through 13D, Public Records of Columbia County, Florida.

Parcel ID No.: 30-7S-17-10058-648

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, 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 the current year.

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incidental to the issuance of a title insurance policy
File No.: GA23-115810

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Britany Rowley
Witness Printed Name: Britany Rowley

Sarah J. Lamoureux
Sarah J. Lamoureux
William John Lamoureux
William John Lamoureux

Kim T. Swisher
Witness Printed Name: Kim T. Swisher

Address:

8036 SW 62nd Ln
Gainesville, FL 32038

State of Florida
County of Alachua

The foregoing instrument was executed and acknowledged before me this 13 of February, 2023, by means of ☒ Physical Presence or ☐ Online Notarization, by Sarah J. Lamoureux and William John Lamoureux, who is/are personally known to me or who has produced a valid driver's license as identification.

Britany Rowley
Notary Public

My Commission Expires: _____

(SEAL)

