

Sales Price
\$ 13,000.00
Doc Stamps
\$ 91.00

46

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of Integrity Title Services, LLC**
Address: **757 WEST DUVAL STREET Lake City, FL 32055 File No. 20-04040TL**

Inst: 202012000844 Date: 05/08/2020 Time: 9:56AM
Page 1 of 2 B: 1411 P: 353, P.DeWitt Cason, Clerk of Court Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 91.00

Parcel I.D. #: **R04059-120**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **6th** day of **May**, A.D. 2020, by **COUNTRY RIVERS REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at **7699 SW US HIGHWAY 27, FORT WHITE, FL 32038**, hereinafter called the grantor, to **CRAIG A. TERRY and LISA G. TERRY, HUSBAND AND WIFE**, whose post office address is **364 SW STERLING TERRACE, HIGH SPRINGS, FL 32643**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

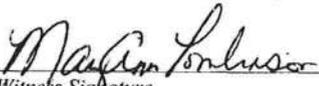
To Have and to Hold the same in fee simple forever.

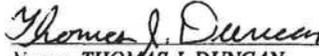
And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

COUNTRY RIVERS REALTY, LLC


Witness Signature **MARY ANN TOMLINSON**

By:  L.S.
Name: **THOMAS J. DUNCAN**
Title: **MANAGING MEMBER**

Printed Name


Witness Signature **Marla M. Landin**

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **6th** day of **May**, 2020, by **THOMAS J. DUNCAN** as **MANAGING MEMBER** of **COUNTRY RIVERS REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY**. He is personally known to me or has produced **Driver's License** as identification.

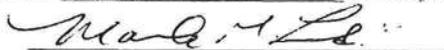

Notary Public
My commission expires 9/16/22



Exhibit "A"

Lot 20, FORT WHITE STATION, according to the map or plat thereof as recorded in Plat Book 5,
Page 128, of the Public Records of Columbia County, Florida.