

Prepared by and return to:

The Law Office of Ralph R. Deas, P.A.
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Inst: 202012013951 Date: 08/26/2020 Time: 8:14AM
Page 1 of 3 B: 1417 P: 2764, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

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Warranty Deed

This Warranty Deed made this 25 day of August, 2020 between **Gussie M. MacLaren, an un-remarried widow and Jeffery L. Nickodam and Donna Jean Nickodam, husband and wife**, whose post office address is **387 SW Hunter Rd, Lake City, FL 32024**, grantor, and **Dustin Nickodam and Emily Lunde a/k/a Emily Nickodam, husband and wife**, whose post office address is **253 SW Hunter Rd, Lake City, FL 32024**, 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:

COMMENCE at the Southwest corner of Section 30, Township 3 South, Range 16 East, Columbia County, Florida and run South 89°16'36" East along the South line of Section 30 a distance of 33.04 feet to the POINT OF BEGINNING; thence North 00°45'49" West a distance of 208.76 feet; thence South 89°17'48" East a distance of 422.82 feet; thence South 00°43'32" West a distance of 208.84 feet to a point on the South line of Section 30; thence North 89°16'36" West along said South line of Section 30 a distance of 417.40 feet to the POINT OF BEGINNING. Containing 2.00 acres, more or less.

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 .

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:

Amanda Meads

Witness

Printed Name: Amanda Meads

Ralph R. Deas

Witness

Printed Name: Ralph R. Deas

Amanda Meads

Witness

Printed Name: Amanda Meads

Ralph R. Deas

Witness

Printed Name: Ralph R. Deas

Amanda Meads

Witness

Printed Name: Amanda Meads

Ralph R. Deas

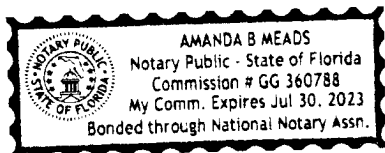
Witness

Printed Name: Ralph R. Deas

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2020 by Gussie M. MacLaren who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



By: Gussie M. MacLaren
GUSSIE M. MACLAREN

By: Jeffery L. Nickodam
JEFFERY L. NICKODAM

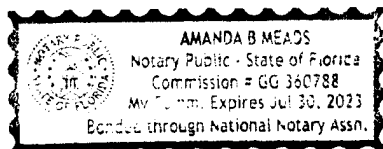
By: Donna J. Nickodam
DONNA JEAN NICKODAM

Amanda Meads
Notary Public
Print Name: Amanda Meads
My Commission Expires: July 30, 2023

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2020 by Jeffery L. Nickodam who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

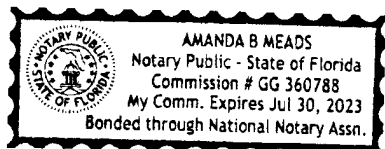


Amanda Meads
Notary Public
Print Name: Amanda Meads
My Commission Expires: July 30, 2023

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2020 by Donna Jean Nickodam who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Amanda Meads
Notary Public
Print Name: Amanda Meads
My Commission Expires: July 30, 2023