

Prepared by/Return to:
Erin Sullivan
US PATRIOT TITLE, LLC
2950 Halcyon Lane
Unit 404
Jacksonville, FL 32223

After Recording Return to: Grantee

File Number: 2019-347ES
Parcel ID:

General Warranty Deed
(Non Homestead)

Made this 30 day of April, 2019 A.D., by Sue E. Adair, ^{A single person} (henceforth referred to as "Grantor") whose address is: **2003 Joanne Drive, Loganville, GA 30052**, to **Joshua E. Gaskins and Tasha M. Gaskins, husband and wife, as tenants by entirety**, (henceforth referred to as "Grantee") whose address is: **Southwest Weatherby Place, Lake City, FL 32024**:

(Whenever used herein the term 'Grantor' and 'Grantee' include all the parties to this instrument and their 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, Florida, viz:

PARCEL NO. 18:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01 DEGREES 08' 34" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 26, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 08' 34" EAST ALONG SAID WEST LINE, 2633.06 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 88 DEGREES 30' 18" EAST ALONG SOUTH LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, 602.37 FEET; THENCE NORTH 01 DEGREES 08' 34" WEST, 1319.49 FEET; THENCE SOUTH 87 DEGREES 53' 35" WEST, 542.44 FEET; THENCE NORTH 01 DEGREES 08' 34" WEST 1320.00 FEET; THENCE SOUTH 87 DEGREES 53' 35" WEST, 60.01 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: R00483-118

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2003 Joanne Drive, Loganville, GA 30052

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments of the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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 December 31, 2019

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

Freida Carr
Witness Signature
Printed Name: Freida Carr

Sue E. Adair
Sue E. Adair

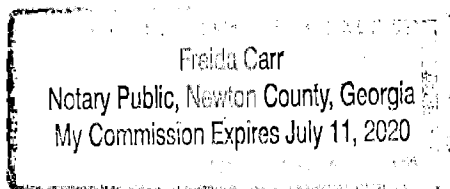
Ellen Norman
Witness Signature
Printed Name: Ellen Norman

State of Georgia

County of Wheeler

The foregoing instrument was acknowledged before me this 30th day of April, 2019, by Sue E. Adair, who is/are personally known to me or who has produced a valid driver's license or Driver's license as identification.

(Notary Seal)



Freida Carr
Notary Public Signature
Printed Name: Freida Carr

My Commission Number/Expires: 711-2020