

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Michelle Haynes, an employee of
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

File No. 22-01326

Parcel No.: R03124-101

WARRANTY DEED

THIS WARRANTY DEED dated this 13th day of July 2022 by **Matthew D. Cason and Carrie C. Cason**, husband and wife, whose mailing address is 1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607, hereinafter referred to as the "Grantor," in favor of **Ronnie Keith Edenfield, Jr. and Mary Elizabeth Mauldin**, husband and wife, whose address is 21 Tiara Lane, Murrells Inlet, South Carolina, 29576, hereinafter referred to as the "Grantee" (*whenever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and The heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.*)

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 situated in County of Columbia, State of Florida, to-wit:

**LOT 1, HICKORY COVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 9, PAGES 12-14 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

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

Said property is not the homestead of the Grantors under the laws and Constitution of the State of Florida in that neither Grantors nor any member of the household of Grantors reside thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free and clear of all encumbrances except taxes and assessments accruing subsequent to December 31, 2021.

[Signature Page To Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written .

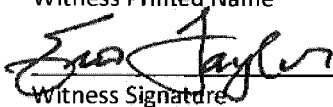
Signed, sealed and delivered in our presence of:



Witness Signature

Michelle R. Haynes

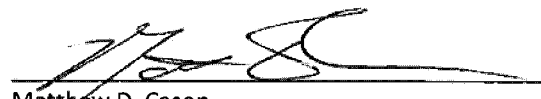
Witness Printed Name



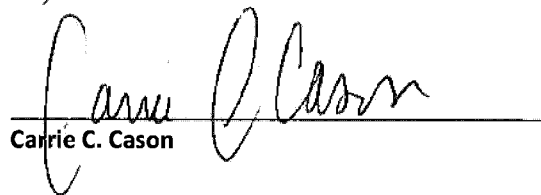
Witness Signature

Eric Taylor

Witness Printed Name



Matthew D. Cason



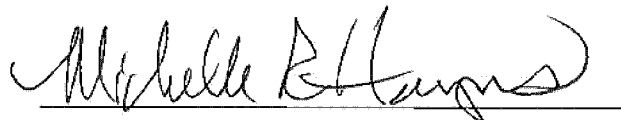
Carrie C. Cason

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of July, 2022, by Matthew D. Cason and Carrie C. Cason, who are ☒ personally known to me or ☐ who have produced _____ as identification.



MICHELLE R. HAYNES
Commission # GG 339405
Expires May 28, 2023
Bonded Thru Budget Notary Services



Notary Public

Print Name: _____

My Commission Expires: _____

(Notary Seal)