Inst. Number: 202012003261 Book: 1405 Page: 743 Page 1 of 2 Date: 2/10/2020 Time: 1:13 PM P.DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 84.00





Prepared by and return to: Crystal Curran Alachua Title Services, LLC 16407 Northwest 174th Drive Suite C Alachua, FL 32615 (386) 418-8183 File No 20-17

Parcel Identification No R01091-003

Space Above This Line For Recording Data

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 94, THREE RIVER ESTATES UNIT NO. 18, according to the map or plat thereof, recorded in Plat Book 6, Page 12, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

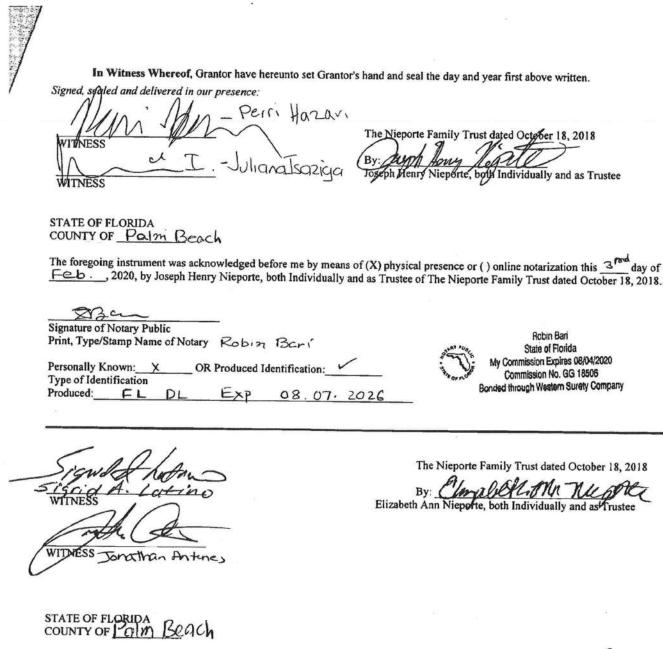
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Warranty Deed

File No.: 20-17

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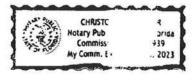


The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this Fed YVA 12020, by Elizabeth Ann Nieporte, both Individually and as Trustee of The Nieporte Family Trust dated October 18, 2018.

Signature of Notary Public Chn. Hopher Salarun Print, Type/Stamp Name of Notary

OR Produced Identification:

Type of Identification





CHRISTOPHER SA.A. tary Public - State : == areda Commission # GC 11934 y Comm. Expires

Produced:

Personally Known: