

Prepared by:
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The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

Inst: 201912023174 Date: 10/04/2019 Time: 4:09PM
Page 1 of 1 B: 1395 P: 2468, P.DeWitt Cason, Clerk of Court
Columbia, County, By: LK
Deputy ClerkDoc Stamp-Deed: 0.70

File# 19-0508

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 2 day of October, 2019, by C. A. Polhill, Jr., A Single Person hereinafter called the grantor, to Paula Polhill Payne, whose mailing address is: 187 SW Morning Glory Dr., Lake City, FL 32024 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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 County, Florida:

West Half of Northwest Quarter (W $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Four (4), Township Six (6) South, Range Seventeen (17) East.

Subject to Easement over and across the East 30 feet of the South 350 feet of the above described land.

TOGETHER with all 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 the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica M. Thomas
Witness:

Jessica M. Thomas
Printed Name:

[Signature]
Witness:

Amir D. Amunio
Printed Name:

C. A. Polhill Jr.
C. A. Polhill, Jr.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 2 day of October, 2019, by C. A. POLHILL, JR., A SINGLE PERSON, personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

[Signature]
Notary Public

(Notary Seal)



Michael H. Harrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG095249
Expires 4/18/2021