

Rec. Fee \$18.50
Doc Stmp Fee 437.50
Intang Tax \$456.00

This Instrument Prepared by and Return to:

Inger McRae

U.S. TITLE

2622-B2 N.W. 43rd Street

Gainesville, FL 32606

Our File No.: UG-16944

Property Appraisers Parcel Identification (Folio) Number: 16-7S-17-10006-218

Florida Documentary Stamps in the amount of \$437.50 have been paid hereon.

\$62,500. Space above this line for Recording Data

Inst: 202012000398 Date: 01/07/2020 Time: 10:09AM

Page 1 of 2 B: 1402 P: 1842, P. DeWitt Cason, Clerk of Court

Columbia, County, By: BD

Deputy Clerk Doc Stamp-Deed: 437.50

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of January, 2020 by Leigh S. Cann and Carol A. Cann, Husband and Wife, whose post office address is XXX SW Grey Way, High Springs, FL 32643 herein called the Grantors, to Lee A Holloway, a married man whose post office address is XXX SW Grey Way, High Springs, FL 32643, 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 a)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 ALACHUA County, State of Florida, viz.:

Lot 18, River Rise Residential Subdivision Unit 1, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 51, of the Public Records of Columbia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Leigh S. Cann

Carol A. Cann

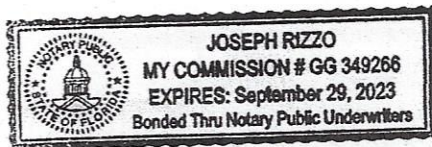
(Seal)

(Seal)

State of
County of

The foregoing instrument was acknowledged before me this 2 day of JANUARY, 2020 by Leigh S. Cann and Carol A. Cann who are personally known to me or have produced DIVERSIFIED as identification.

SEAL



Notary Public

Printed Notary Name

My Commission Expires: