

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder
Grunder & Petteway, P. A.
23349 NW CR 236, Suite 10
High Springs, Florida, 32643

Tax Parcel Number: 24-6S-17-09767-001

THIS INDENTURE made February 4, 2020,

BETWEEN Barbra B. Chastain, an un-remarried widow, whose post office address is 25929 NW 110th Avenue, High Springs, Florida, 32643, herein called Grantor, and

Andrew Jackson Chastain and Brittany P. Chastain, husband and wife, whose post office address is 25929 NW 110th Avenue, High Springs, Florida, 32643, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the county(ies) of Columbia, state of Florida, to wit:

A parcel of land lying in Sections 23 and 24, Township 6 South, Range 17 East described as follows:

Begin at the NW corner of Section 24, thence run East 1336.09 feet; thence South 319.33 feet; thence West 1501.11 feet to the East Right of Way Line of Old Wire Road; thence N 04 deg. E 269.84 feet to the North line of Section 23; thence run East 135.74 feet to the Point of Beginning.

Subject property is not the homestead of the Grantor.

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Barbra B. Chastain
Barbra B. Chastain

Two witnesses to the signature of Barbra B. Chastain:

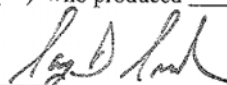
Donna C. Del Buco
Witness 1: Print Name Donna C. Del Buco

Gary D. Grunder
Witness 2: Print Name Gary D. Grunder

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 4 day of FEB., 2020 by Barbra B. Chastain who

- (☒) is personally known to me
- () who has produced a valid Florida driver's license as identification
- () who produced _____ as identification



Notary Public at Large, State of Florida

(SEAL)
11940

