

Prepared by and Return to:
Crystal L. Curran, an employee of
Alachua Title Services, LLC,
16407 N.W. 174th Drive, Suite C
Alachua, Florida 32615
386-418-8183

File Number:17-144

Warranty Deed

Made on June 13, 2017 A.D. by and between **John R. Teele and Kimberly Teele, husband and wife**, whose address is 2701 SW US HWY 27, Fort White, Florida 32038, hereinafter called the "grantor", to **Kim Wendell Thomas Jr. and Melissa Joan Thomas, a married couple**, whose post office address is 6129 Sw County Road 18, Fort White, Florida 32038-3301, hereinafter called the "grantee":

(Whenever used herein the term "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 corporations).

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 situate in **Columbia County, Florida**, to-wit:

Lot 16, Fort White Manor, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 30, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 00-00-00-14330-116

Subject to covenants, conditions, restrictions and easements of record.

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 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 December 31, 2016.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the
presence of these witnesses:

Crystal L. Curran
Witness Signature
Print Name: Crystal L. Curran

John R. Teele
John R. Teele

Janice Carwright
Witness Signature
Print Name: Janice Carwright

Crystal L. Curran
Witness Signature
Print Name: Crystal L. Curran

Kimberly Teele
Kimberly Teele

Janice Carwright
Witness Signature
Print Name: Janice Carwright

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on June 13, 2017, by John R. Teele and Kimberly Teele, who has produced a valid driver's license as identification.

Crystal L. Curran
NOTARY PUBLIC
Crystal L. Curran
Notary Print Name
My Commission Expires: June 18, 2018

