

Prepared by and return to:

VIRGINIA E. MCCORMAC

Community Title, LLC
175 NW 138th Ter., Ste. 100
Newberry, FL 32669
352-331-0817
File Number: **CT-19-1430**

Parcel Identification No. **35-6S-16-04071-000**

_____[Space Above This Line For Recording Data]_____

Warranty Deed

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

This Indenture made this **4th** day of **February, 2021** between **Frances E. Hennessy, unmarried** whose post office address is **180 SW Well St, Fort White, FL 32038** of the County of **Columbia**, State of **Florida**, grantor*, and **Brian David Pinder and Nancy Jean Pinder, husband and wife** whose post office address is **19755 SW 302nd St, Homestead, FL 33030** of the County of **Miami-Dade**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** 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 **Columbia County, Florida**, to-wit:

The W 1/2 of the following described property: SE 1/4 of NW 1/4 as lies North of State Road No. 18 in Section 35, Township 6 South, Range 16 East, Columbia County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against 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.

Signed, sealed and delivered in our presence:

Thomas A. Daniel
Witness Name: THOMAS A. DANIEL

Beth A. Shepherd
Witness Name: Beth A. Shepherd

Frances E. Hennessy (Seal)
Frances E. Hennessy

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of February, 2021 by Frances E. Hennessy, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Thomas A. Daniel
Notary Public

Printed Name: _____

My Commission Expires: _____

