

Prepared by:
Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064
File Number: 23-0151

E-RECORDED simplifile
ID: OR BK. 1491 Page 1348
County: Columbia
Date: 5/26/2023 Time: 1:17 pm

General Warranty Deed

Made this May 25, 2023 A.D. By **Catherine W. Jones, an unmarried widow**, whose post office address is: 154 NE Semester Place, Lake City, Florida 32055, hereinafter called the grantor, to **Raymond J. Kneppar, a married person**, whose post office address is: P.O. Box 3338, Lake City, Florida 32055, 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, viz:

Lot 5 and 6, Block A, College Manor Unit 1, a Subdivision of a part of the E1/2 of the NE1/4, Section 36, Township 3 South, Range 17 East, according to the Plat thereof, recorded in Plat Book 3, Page(s) 55, of the Public Records of Columbia County, Florida.

Parcel ID Number: 36-3S-17-07408-000

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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, 2023.

Prepared by:
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Live Oak, Florida 32064
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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:

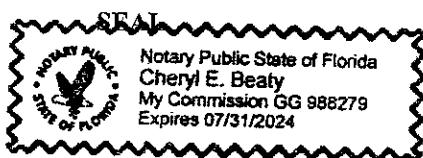
Nate A. Sweet
Witness Printed Name Nate A. Sweet

Catherine W. Jones (Seal)
Catherine W. Jones
Address: 154 NE Semester Place, Lake City, Florida 32055

Cheryl E. Beaty
Witness Printed Name Cheryl E. Beaty

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 25th day of May, 2023, by Catherine W. Jones, an unmarried widow, who is/are personally known to me or who has produced Florida D.C. as identification.



Cheryl E. Beaty
Notary Public
Print Name: Cheryl E. Beaty
My Commission Expires: 7-31-2024

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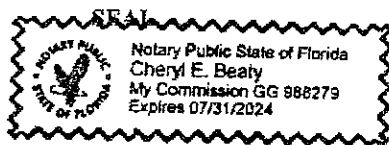
[Signature]
Witness Printed Name Nak A Swart

[Signature] (Seal)
Catherine W. Jones
Address: 154 NE Semester Place, Lake City, Florida 32055

[Signature]
Witness Printed Name Cheryl E Bealy

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 25th day of May, 2023, by Catherine W. Jones, an unmarried widow, who is/are personally known to me or who has produced Florida D.C. as identification.



[Signature]
Notary Public
Print Name: Cheryl E Bealy
My Commission Expires: 7-31-2024