

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3581CC

Parcel Identification No 25-7S-16-04321-020

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30th day of April, 2020 between Frank F. Abram and Betty A. Abram, Husband and Wife, whose post office address is 5208 Birch Drive, Fort Pierce, FL 34982, of the County of St. Lucie, State of Florida, Grantors, to Michael A. McLeod, a Single Man, whose post office address is P.O. Box 1892, High Springs, FL 32655-1892, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 7 South, Range 16 East, Columbia County, Florida, ALSO KNOWN AS Tract #46, Rum Island Ranches Section 1, TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following land: South 25 feet of the North 1/2 of the South 1/2 and the North 25 feet of the South 1/2 of the South 1/2 of Section 25, Township 7 South, Range 16 East.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.


TO HAVE AND TO HOLD the same in fee simple forever.


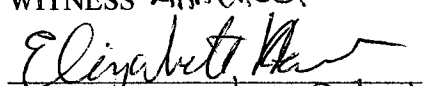
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.


In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

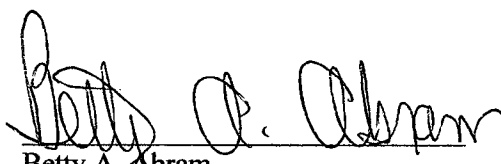
*Signed, sealed and delivered
in our presence:*


WITNESS Ann Grossi


WITNESS Elizabeth Roberts

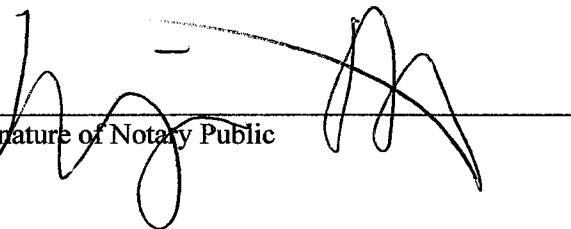

WITNESS Ann Grossi

WITNESS Elizabeth Roberts


Frank F. Abram


Betty A. Abram

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 30th day of April, 2020, Frank F. Abram and Betty A. Abram, who are personally known to me or have produced FL ID CARD
FL DRIVERS L.C. as identification.


Signature of Notary Public

