

**This Instrument Prepared By
and Return to:**
Andrew R. Pardun, Esq, LL.M.
BATTAGLIA, ROSS, DICUS & MCQUAID PA
5858 Central Avenue, Suite A
St. Petersburg, Florida 33707

Parcel ID No: 00-00-00-01241-001
Parcel ID No: 00-00-00-01242-000
Consideration: \$85,000.00

WARRANTY DEED

THIS WARRANTY DEED, made this 19th day of May, 2023, between **THOMAS M. WATTERS and JANE S. WATTERS, as husband and wife, and as Trustees U.D.T. 7-2-03,** ("Grantors") whose address is 1361 Snell Boulevard NE #2, St. Petersburg, Florida 33704, and **JAMES ANTHONY GEE and SARAH JOANN GEE, husband and wife** ("Grantees"), whose address is: 720 N. Dixie Highway Apt 101, Lantana, Florida 33462.

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt and sufficiency of which are acknowledged, has granted, bargained and sold to the Grantees and Grantees' heirs, successors and assigns forever, title in the following described land, situate, lying and being in the County of Columbia, State of Florida, to-wit (the "Property"):

Parcel 1:

Lot 10, Three Rivers Estates, Unit No. 20, according to the map or plat thereof as recorded in Plat Book 6, Page 14, Public Records of Columbia County, Florida.

AND

Parcel 2:

Lots 11 and 12, Three Rivers Estates, Unit No. 20, according to the map or plat thereof as recorded in Plat Book 6, Page 14, Public Records of Columbia County, Florida.

A/K/A 00 SW Central Terrace, Fort White, Florida 32038

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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 for 2023 and subsequent years.

Any restrictions, requirements, conditions, covenants, limitations, easements, reservations, prohibitions or the like, which previously expired or terminated, are not hereby reimposed.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

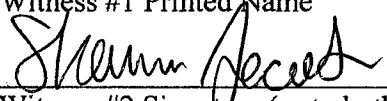
Signed, sealed and delivered in our presence:



Witness #1 Signature (as to both)

Tashina Warren

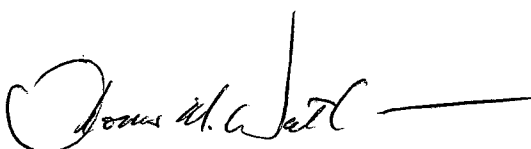
Witness #1 Printed Name



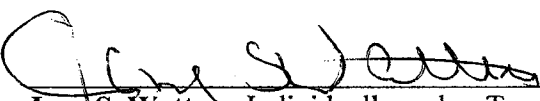
Witness #2 Signature (as to both)

Shannen Jacobs

Witness #2 Printed Name



Thomas M. Watters, Individually and as Trustee
U.D.T. 7-2-03



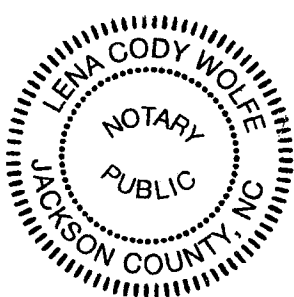
Jane S. Watters, Individually and as Trustee
U.D.T 7-2-03

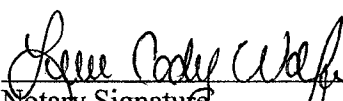
STATE OF North Carolina

COUNTY OF Jackson

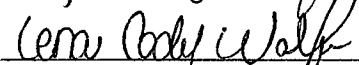
This instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 4th day of May, 2023, by **Thomas M. Watters** and **Jane S. Watters**, husband and wife, and as Trustee U.D.T. 7-2-03, who are personally known to me or who have produced Florida Drivers License as identification.

[SEAL]





Notary Signature



Printed Notary Signature
Notary Public, State of North Carolina
My Commission Expires:

September 16, 2025