

This instrument by and return to:

Name Karen F. Saunders
Address PO Box 822
Ft. White, FL 32038

Inst: 202012012445 Date: 07/28/2020 Time: 10:06AM
Page 1 of 2 B: 1416 P: 23, P. DeWitt Cason, Clerk of Court Colum
County, By: LK
Deputy Clerk Doc Stamp-Deed: 22.40

Parcel ID # 01338-000

THIS WARRANTY DEED made this **28th** day of **July A.D. 2020** by Cynthia Anne Twilley hereinafter called the grantor, to Karen F. Saunders, whose address is **PO Box 822 Ft. White, FL 32038**, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth: that the grantor for and consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, revise, release, convey, and confirm unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

Lot 118, Section 15. More particularly known as Lot 70, Unit 21 of Three Rivers Estates, Inc. being a part of the SE 1/4 Section 25 and part of the NE 1/4 of Section 36, Township & South, Range 15 East, Columbia County, Fl.

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

To have and to hold the same fee simple forever.

And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that she has good, right and lawful authority to sell and convey said land, and 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 July 27, 2020..

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed name Brooke Thornton

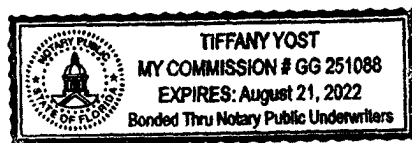
[Signature]
Witness Signature

Kirsten Shannon
Printed name

Cynthia A. Twilley
Cynthia Anne Twilley
193 Turkey Creek
Alachua, FL 32615

STATE OF FLORIDA
COUNTY OF ~~COLUMBIA~~ ALACHUA

The foregoing instrument was acknowledged before me this 28th day of July, 2020,
Cynthia Anne Twilley, who is known by me or who has produced FLDL EXP 4/10/28
as identification.



[Signature]
Notary Public
My Commission expires 8/21/2022