

Prepared by:

Vernon R. Masters Sr.
4295 SW Birley Ave.
Lake City, FL 32024

Inst: 202212014781 Date: 07/29/2022 Time: 10:53AM
Page 1 of 1 B: 1472 P: 441, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC KS
Deputy Clerk Doc Stamp-Deed: 0.70

This Warranty Deed, made this 29th day of June 2022.

Vernon R. Masters Sr. and his wife, Cynthia B. Masters and Jessica Masters Graham called the Grantors, to **Vernon R. Masters Sr. and his wife, Cynthia B. Masters and Jessica Masters Graham and her husband, Geoffrey Walter Graham as Joint Tenants with Rights of Survivorship**, hereinafter called the Grantee, whose post office address is 4295 SW Birley Ave., Lake City, FL 32024

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the *first party*, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of COLUMBIA, State of FLORIDA, to-wit:

Lot 5 Hobbs Heights Subdivision, a subdivision as recorded in Plat Book 4, Pages 25-25A, in Columbia County, Florida.

Subject to powerline easement.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

Subject to: Taxes for current year and subsequent years; restrictions and easements of record.

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

Signed, sealed and delivered in the presence of:

Tyler Kolfe
Witness Signature

Tyler Kolfe
Printed Name

Gigi Register
Witness Signature

Gigi Register
Printed Name

Vernon R Masters Sr.
Grantor's Signature

VERNON R MASTERS SR.
Grantor's Name (printed name)

Cynthia B. Masters
Grantor's Signature

Cynthia B. Masters
Grantor's Name (printed name)

Jessica Masters Graham
Grantor's Name (printed name)

Jessica Masters Graham

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Vernon R. Masters Sr, Cynthia B. Masters, & Jessica Masters Graham, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: _____

Witness my hand and official seal in the County and State last aforesaid

This 29th day of July, 2022

Genevieve W. Register
Notary Signature

Genevieve W. Register
Printed Name

