

sales price 3,000.00
doc 21.00

PREPARED BY & RETURN TO:

Name: ARTEELIA BRASHER
Address: 362 NE COLVIN AVENUE
LAKE CITY, FL 32055
Parcel No.: R04967-030

Inst: 202012020056 Date: 12/01/2020 Time: 10:42AM
Page 1 of 1 B: 1425 P: 133, James M Swisher Jr, Clerk of Court
Columbia, County, By: KV
Deputy Clerk

Inst: 202012020028 Date: 12/01/2020 Time: 9:40AM
Page 1 of 1 B: 1425 P: 77, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 21.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1st day of December, 2020, by JOSEPH WOODARD and HEATHER HICKSON, CONVEYING NON HOMESTEAD PROPERTY, hereinafter called the Grantors, to ARTEELIA BRASHER and SAMANTHA BRASHER, HUSBAND AND WIFE, whose post office address is 362 NE COLVIN AVENUE, LAKE CITY, FL 32055, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

~~TO HAVE AND TO HOLD~~ the West 1/2 of Lot 30, FIVE POINTS ACRES, a subdivision according to the map or plat thereof as recorded in Plat Book 4, Page 22, Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the 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 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Joseph Woodard L.S.
Name: JOSEPH WOODARD
Address: 351 NE DIANA TERRACE, LAKE CITY, FL 32055

Mary Ann Tomlinson
Witness Signature
Printed Name: MARY ANN TOMLINSON

Heather Hickson L.S.
Name: HEATHER HICKSON
Address: 351 NE DIANA TERRACE, LAKE CITY, FL 32055

STATE OF FLORIDA,
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of December, 2020, by JOSEPH WOODARD and HEATHER HICKSON, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL AND TO ADD SECOND WITNESS

