

Inst. Number: 201712018261 Book: 1345 Page: 1505 Page 1 of 2 Date: 10/06/2017 Time: 08:11 AM
P. DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Deed: 375.20
Terri Wooten
Haile Title Company
4739-B NW 53rd Avenue
Gainesville, Florida 32653

File Number: 17-512

General Warranty Deed

Made this October 4, 2017 A.D. By **Mark F. Guthrie, a single man**, whose address is: PO Box 6, Fort White, Florida 32038, hereinafter called the grantor, to **Peter L. Rauch, a single man, and Janice M. Kalilich, a married woman**, as joint tenants with rights of survivorship, whose post office address is: 475 SW Carmine Way, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 20, 21 & 31, Cedar Spring Shores Replat, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 20-A through 20-E, of the Public Records of Columbia County, Florida.

Parcel ID Number: **18-7S-16-04236-095**

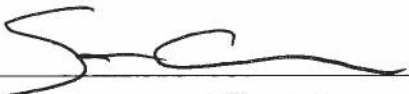
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 subsequent to December 31, 2016.

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

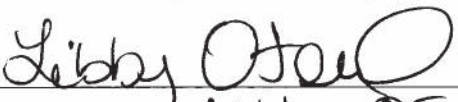
Signed, sealed and delivered in our presence:



Witness Printed Name Scott Acuna



Mark F. Guthrie (Seal)

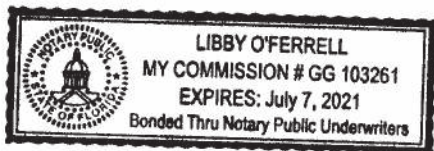


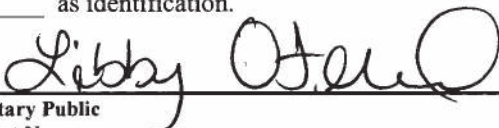
Witness Printed Name Libby O'Ferrell

(Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 4th day of October, 2017, by Mark F. Guthrie, a single man, who is/are personally known to me or who has produced FL D.L. as identification.





Notary Public
Print Name: _____
My Commission Expires: _____