

Prepared by:

Thresa B. Frazee
137 SE Fontana Gln
Lake City, FL 32025

Inst: 202212011450 Date: 06/10/2022 Time: 8:52AM
Page 1 of 1 B: 1468 P: 1994, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

This Warranty Deed, made this 1st day of June 2022.

Richard R. Frazee Jr. and his wife, Thresa B. Frazee, hereinafter called the Grantor, to **Joshua Murtagh and his wife Heather E. Murtagh** hereinafter called the Grantee, whose post office address is 137 SE Fontana Gln. LAKE CITY, FL 32025

(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 12, DEERWOOD FOREST SUBDIVISION, UNIT 1, AS PER PLAT FILED IN PLAT BOOK 4, PAGE 62, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

THE PURPOSE OF THIS DEED IS TO CONVEY THE ABOVE DESCRIBED PROPERTY TO THE GRANTEES AS FEE SIMPLE OWNERS. HEATHER MURTAGH IS THE DAUGHTER OF THE GRANTORS.

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:

Charles P. Frazee
Witness Signature
Scarlet P. Frazee
Printed Name
Kyle D. Markham
Witness Signature
Kyle D. Markham
Printed Name

X Richard R. Frazee Jr.
Grantor's Signature
Richard R. Frazee Jr.
Grantor's Name (printed name)
Thresa B. Frazee
Grantor's Signature
Thresa B. Frazee
Grantor's Name (printed name)

**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 Richard R. Frazee Jr. & Thresa B. Frazee, 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 1st day of June, 2022

Kyle D. Markham
Notary Signature
Kyle D. Markham
Printed Name

