

Recording
Doc Stamps
Intangible Tax
Total

\$ 27.00
\$ 1,575.00
\$
\$ 1,602.00

Consideration: \$225,000.00

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard, Bldg B.

Gainesville, FL 32605

352-376-8201

File Number: 21-1119.7 CEq

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Warranty Deed

This Warranty Deed made on 25th day of October, 2021 between Matthew L. Hollingsworth and Robin C. Hollingsworth, husband and wife whose post office address is 9556 SW US Highway 27, Fort White, FL 32038, grantor, and Robert Sean Coats and Ann Marie Barbara Coats, husband and wife whose post office address is 400 SW Thorne Lane, Fort White, FL 32038, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot Forty-Six (46), A Replat of Lots 38, 45 and 46 of Santa Fe River Plantations, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 30-7S-17-10058-636

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

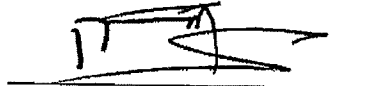

Witness Name: Cary D.E. Marchese


Matthew L. Hollingsworth

Witness Name: DAVID E. MENET

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this
25 day of October, 2021 by Matthew L. Hollingsworth.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL DL

(Notary Seal)



DAVID E. MENET
Commission # GG 169830
Expires January 20, 2022
Bonded thru Budget Notary Services

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Richard Douglas
Witness Name: Richard Douglas

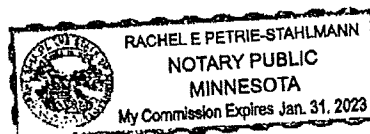
Robin C. Hollingsworth
Robin C. Hollingsworth

Rachel E. Petrie-Stahlmann
Witness Name: Rachel E. Petrie-Stahlmann

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this
* 22 day of October, 2021 by Robin C. Hollingsworth.

Rachel E. Petrie-Stahlmann
Signature of Notary Public
Print, Type/Stamp Name of Notary:



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: U.S. Passport

(Notary Seal)