


Inst: 202212003540 Date: 02/23/2022 Time: 8:59AM
Page 1 of 2 B: 1460 P: 384, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 560.00

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Andrew J. Decker, III
Andrew J. Decker, III PLLC
320 White Avenue
Live Oak, Florida 32064

The Preparer of this Instrument was retained by the Grantors' predecessors in title, Russell S. DePratter and Vickie Music DePratter, who asked the Preparer to prepare this instrument as an accommodation to their interests only. The Preparer does not represent the Grantors or Grantees nor has the Preparer furnished any legal counsel whatsoever to the Grantors or Grantees other than to obtain their own independent legal counsel. The Preparer of this Instrument has Performed No Title Examination nor has the Preparer Issued any Title Insurance or Furnished any Opinion Regarding the Title, Existence of Liens, the Quantity of Lands included, or the Location of the Boundaries. The Names, Addresses, Tax Identification Numbers and Legal Description Furnished by Parties to this Instrument.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of February, 2022, by and between Ricky Todd and Sherry Todd, husband and wife, whose address is 128 S.W. Alberta Place, Fort White, Florida 32038, hereinafter referred to as Grantors, and Daryl J. Morse and Barbara J. Morse, husband and wife, whose address is 384 S.W. Happy Jack Drive, Lake City, Florida 32024, hereinafter referred to as Grantees,

W I T N E S S E T H:

THE GRANTORS, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to them in hand paid by the Grantees, the receipt and sufficiency whereof are hereby acknowledged, have granted, conveyed, transferred, bargained and sold unto the Grantees, their successors and assigns forever, the following described land situate, lying and being in Columbia County, Florida:

Parcel No. 00-00-00-00604-020(2753):

Lot 20, Unit 4, Three Rivers Estates, according to the Plat thereof recorded in Plat Book 4, Pages 116 through 116A, Public Records of Columbia County, Florida.

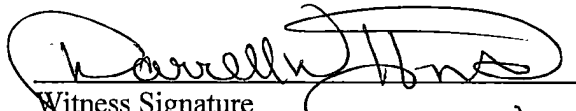
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

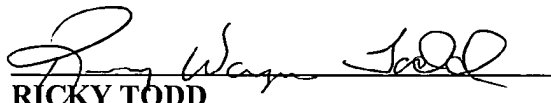
TO HAVE AND TO HOLD, the same in fee simple forever, and the Grantors do hereby covenant that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors do fully warrant the

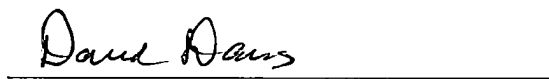
title to said land will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

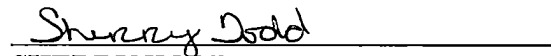
IN WITNESS WHEREOF the Grantors have executed this Special Warranty Deed on the date first above written.

Signed, sealed and delivered in the presence of these witnesses:


Witness Signature
Witness Name: Darrell W. Hunt


RICKY TODD


Witness Signature
Witness Name: David Davis

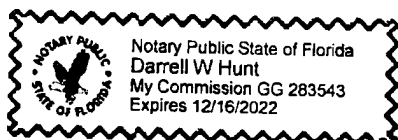

SHERRY TODD


STATE OF FLORIDA
COUNTY OF Columbia

I CERTIFY that the foregoing instrument was acknowledged before me by Ricky Todd and Sherry Todd, who were physically present, and they acknowledged before me that they executed the same for the purposes expressed therein being personally known or having produced a Florida Driver's License.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State last of aforesaid this 22 day of February, 2022.

Notary Stamp:




Notary Signature
Notary Public: Darrell W. Hunt