

Inst: 202012000184 Date: 01/03/2020 Time: 11:57AM
Page 1 of 1 B: 1402 P: 1437, P.DeWitt Cason, Clerk of Court
Columbia, County, By: LK
Deputy ClerkDoc Stamp-Deed: 210.00

WARRANTY DEED

This Warranty Deed made and executed the 1st day of April, 2013, by **SHIRLEY HITSON, Licensed Real Estate Agent, and BUDDY M. JOHNSON**, hereinafter called the grantor, to **JACLYN M. SMITH**, whose post office address is 162 NW Harbour Way, Lake City, FL 32055, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for the consideration of the sum of \$ 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 7, PINE RIDGE, A SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGES 102-102A, COLUMBIA COUNTY, FLORIDA, SUBJECT TO RESTRICTIONS RECORDED IN O.R. BOOK 533, PAGES 11-13, COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO POWER LINE EASEMENT. Together with a 1978 Concord single-wide mobile home, I.D. No. 33774319648, as is, all repairs and upgrades are the responsibility of Jaclyn M. Smith.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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, 2007.

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:

Signature of witness

Print name of witness

Signature of witness

Print name of witness

State of Florida

County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Shirley Hitson and Buddy M. Johnson, who are personally known to me to be the persons described in and who executed the foregoing instrument, who was not required to furnish identification, and they acknowledged before me that they executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, 2013

Notary Public, State of Florida

This instrument prepared by: Shirley Hitson
Address: P.O. Box 1419 Lake City, FL 32056

