

RETURN TO:
JESSICA MARIE LANGFORD, DANIEL LANGFORD
266 SW HOOT OWL PL,
FORT WHITE, FL 32038-2460
THIS INSTRUMENT PREPARED BY:
JENNIFER SCHWAB
AS A NECESSARY INCIDENT TO THE FULFILLMENT OF
CONDITIONS
CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY
IT.
PROPERTY APPRAISERS PARCEL IDENTIFICATION:
30-7S-17-10068-047

GRANTEE(S):
DIANE M. BLOCH-KELL AND JESSICA M. HOLTET, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

FILE NO: 08-01919482

WARRANTY DEED

This Warranty Deed Made this 1st day of June, 2020.

By DIANE M. BLOCH-KELL AND JESSICA M. HOLTET, whose post office address is: 266 SW HOOT OWL PL, FORT WHITE, FL 32038-2460, hereinafter called the grantor

to JESSICA MARIE LANGFORD AND DANIEL LANGFORD WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHTS TO SURVIVORSHIP, whose post office address is: 266 SW HOOT OWL PL, FORT WHITE, FL 32038-2460, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of 0.00 Dollars (\$ZERO), 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,

ALL THAT CERTAIN LAND SITUATE IN COLUMBIA COUNTY, STATE OF FLORIDA, VIZ:

LOT 47 OF SASSAFRAS ACRES, A SUBDIVISION LOCATED IN SECTIONS 29 AND 30, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. TOGETHER WITH A 2002 SKYLINE DOUBLEWIDE MOBILE HOME WITH IDENTIFICATION NOS. 9P610141PA AND 9P6101419B.

TOGETHER WITH A MOBILE HOME, YEAR: 2001, MAKE: SKYLINE, MODEL: UNK, SERIAL NUMBER: 9P-61-0141-P-BA, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREINABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 09/20/2017, IN BOOK 1344, PAGE 1255.

PARCEL: 10068-047

BEING THE SAME PROPERTY CONVEYED TO DIANE M. BLOCH-KELL AND JESSICA M. HOLTET, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM DAVID G. RIDDLE, CONVEYING NON-HOMESTEAD PROPERTY RECORDED 02/23/2017 IN DEED BOOK 1331 PAGE 1331, IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
This property [is] [is not] the homestead of the Grantor(s).

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 JUNE 15, 2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Jessica Marie Langford
JESSICA MARIE LANGFORD

Diane M. Block-Kell
DIANE M BLOCK-KELL Block-Kell - JK

Signed, Sealed and Delivered in Our Presence:

[Signature]
Witness

Bradley F Burneister
Print Name of Witness

[Signature]
Witness

Reynolds Jackson Jr
Print Name of Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence

— OR —

☐ Online Notarization.

this 1 day of June, 2020 by JESSICA MARIE LANGFORD AND DIANE M
~~BLOCK-KELL~~ who is/are personally known to me or who has/have produced driver license(s) as identification.
Block-Kell JK

[Signature]
Notary Public
Printed Name: Reynolds Jackson Jr
My Commission expires: 11-13-2022
Serial Number: GG 269 260

