

Prepared by and return to:

Brent E. Baris

For the Firm

Brent E. Baris, P.A.

18731 NW US Highway 441

High Springs, FL 32643

386-454-0688

File Number: 20-091

Parcel Identification No. a portion of 16-7S-17-10006-211

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23<sup>rd</sup> day of April, 2020 between Robert Holland Cato, Jr. and Sherry Baker Cato, husband and wife, and Robert Holland Cato, Jr. and Sherry Baker Cato as Co-Trustees of the Robert Holland Cato, Jr. Trust dated June 27th, 2012 and Robert Holland Cato, Jr. and Sherry Baker Cato as Co-Trustees of the Sherry Baker Cato Trust dated June 27th, 2012 whose post office address is 397 SW Grey Way, High Springs, FL 32643 of the County of Columbia, State of Florida, grantor\*, and Christopher Buzzerd and Sabrina Buzzerd, husband and wife whose post office address is 25177 NW 143rd Road, High Springs, FL 32643 of the County of Alachua, State of Florida, grantee\*,

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 11, River Rise Residential Subdivision Unit 1, according to the Plat thereof, recorded in Plat Book 8, Page 51, of the Public Records of Columbia County, Florida.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

[Signature]  
Witness Name: Brent Baris

[Signature]  
Witness Name: Danielle Marden

[Signature]  
Witness Name: Brent Baris

[Signature]  
Witness Name: Danielle Marden

[Signature]  
Witness Name: Brent Baris

[Signature]  
Witness Name: Danielle Marden

[Signature]  
Witness Name: Brent Baris

[Signature]  
Witness Name: Danielle Marden

[Signature]  
Robert Holland Cato, Jr., Individually and as Co-Trustee  
of the Robert Holland Cato, Jr. Trust dated June 27th, 2012

[Signature]  
Sherry Baker Cato, Individually and as Co-Trustee  
of the Robert Holland Cato, Jr. Trust dated June 27th, 2012

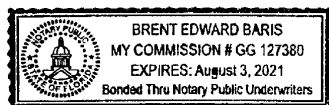
[Signature]  
Robert Holland Cato, Jr., Individually and as Co-Trustee  
of the Sherry Baker Cato Trust dated June 27th, 2012

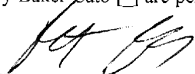
[Signature]  
Sherry Baker Cato, Individually and as Co-Trustee  
of the Sherry Baker Cato Trust dated June 27th, 2012

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of April, 2020 by Robert Holland Cato, Jr. and Sherry Baker Cato, individually and as Co-Trustees of the Robert Holland Cato, Jr. Trust dated June 27th, 2012. Robert Holland Cato, Jr. and Sherry Baker Cato ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Notary Seal]



  
Notary Public

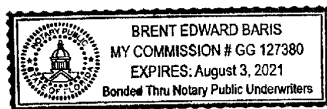
Printed Name: Brent Baris

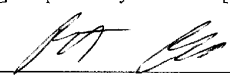
My Commission Expires: 8/3/21

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of April, 2020 by Robert Holland Cato, Jr. and Sherry Baker Cato, individually and as Co-Trustees of the Sherry Baker Cato Trust dated June 27th, 2012. Robert Holland Cato, Jr. and Sherry Baker Cato ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Notary Seal]



  
Notary Public

Printed Name: Brent Baris

My Commission Expires: 8/3/21