

Prepared by and return to:

Boukari Law, P.A.
14804 Main Street
Alachua, FL 32615
(386) 462-7529
File Number: **2023-47**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th day of July, 2023** between **Clinton Cathcart, a single man** whose post office address is **7413 NW 128th PL, Alachua, FL 32615**, grantor, and **Richard Fisher** whose post office address is **335 SW Randolph Ct, Fort White, FL 32038-2811**, 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 5, SANDY PINES, according to the map or plat thereof as recorded in Plat Book 5, Page 32, Public Records of Columbia County, Florida.

Parcel Identification Number: 14-7S-16-04211-005

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.

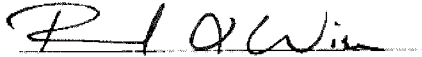
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2022**.

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: H. Bryan Boukari
PO Address: 14804 Main Street
Alachua, Florida


Clinton Cathcart

Witness: Raymond L. Wise
PO Address: 14804 Main Street
Alachua, Florida

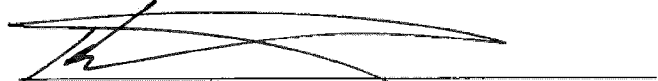
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of July, 2023 by Clinton Cathcart who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



HABIB BRYAN BOUKARI
Commission # HH 391775
Expires May 26, 2027


Notary Public: Habib Bryan Boukari
My Commission Expires: May 26, 2027