

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055

File No. 23-09015

Parcel No.: R09818-011

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 13th day of October, 2023, by **THOMAS H. HATCH, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **ANNE L. SALERNO**, whose post office address is 211 SW BALBOA PL, LAKE CITY, FL 32025, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

TOWNSHIP 6 SOUTH, RANGE 17 EAST
Section 31: Commence at the Northeast corner of the NW 1/4 of said Section 31, and run S 0 Degrees 16'22" W along the East line thereof 102.30 feet to the South right of way of State Road No. 18; thence S 50 Degrees 58'00" W along said South right of way 667.71 feet for a point of beginning; thence continue S 50 Degrees 58'00" W along said right of way 450.00 feet; thence S 39 Degrees 02'00" E 484.00 feet; thence N 50 Degrees 58'00" E 450.00 feet; thence N 39 Degrees 02'00" W 484.00 feet to the point of beginning. Lying in Columbia County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2024 **AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.**

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

[Signature] L.S.
Name: **THOMAS H. HATCH**
Address: 121 13TH AVE S, JACKSONVILLE, FL 32250

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of October, 2023, by **THOMAS H. HATCH**, who is personally known to me or who has produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26