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Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20004

12/29/2023

Warranty Deed

This Warranty Deed is executed this ____ day of December, 2023 by Ernest L. Morgan and Veronica C. Morgan, husband and wife, whose address is 276 Southeast Doug Morris Dr, Lake City, FL 32024, hereinafter called the grantor, to Cassandra Walling, whose address is 8516 Heyward Road, Tampa, FL 33635, 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 said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit:

Lot 23, Three Rivers Estates Unit No. 17, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 11, of the Public Records of Columbia County, Florida.

Together with a 1996 GENE Singlewide Mobile Home with VIN#GMHGA23295728

These Mobile Home Titles have been retired with the Florida Department of Motor Vehicles according to Florida Statute Section 319.261 and hereafter always a part of this Real Property.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And 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.

