

**Prepared by:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

4-9699

Inst: 202012010439 Date: 06/12/2020 Time: 3:39PM  
Page 1 of 3 B: 1413 P: 1066, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BS  
Deputy ClerkDoc Stamp-Deed: 854.00

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 10 day of June, 2020, by Arnold J. Cabe and his wife, Della Cabe, hereinafter called the grantor, to Wayne L. Dorcas Michelle L. Dorcas whose address is: \_\_\_\_\_

(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 the grantor, for and in consideration of the sum of \$10.00 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 County, Florida:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

**The herein described property is vacant land and does not constitute the homestead property of the Grantor.**

TOGETHER with all 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 the prior year.

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

Signed, sealed and delivered in our presence:

Jessica M. Thomas

Witness:

Jessica M. Thomas

Printed Name:

Witness:

Michael H. Harrell

Printed Name:

Arnold J. Cabe

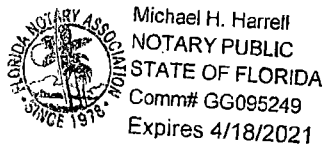
Della Cabe  
Della Cabe

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of June, 2020 by Arnold J. Cabe and his wife, Della Cabe personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Notary Public



Att: 9699

Exhibit "A"

TOWNSHIP 6 SOUTH, RANGE 17 EAST

SECTION 5: Commence at the NW corner of Section 5, Township 6 South, Range 17 East, Columbia County, Florida and run thence South 00°13'51" West, along the centerline of County Road #131, 1225.20 feet, thence North 89°30'55" East 40.00 feet to a point on the East right of way of County Road # 131, thence South 00°13'51" West, 662.92 feet to the Point of Beginning, thence North 89°36'14" East, 1192.86 feet, thence South 00°56'22" West, 669.42 feet, thence South 89°41'38" West, 1184.56 feet to said East right of way of County Road #131, thence North 00°13'51" East, along the East line 667.41 feet to the Point of Beginning. IN COLUMBIA COUNTY, FLORIDA.