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Inst: 202012012637 Date: 08/03/2020 Time: 10:11AM  
Page 1 of 2 B: 1416 P: 783, P.DeWitt Cason, Clerk of Court Columbia  
County, By: LK  
Deputy Clerk Doc Stamp Deed: 119.00

## WARRANTY DEED

WARRANTY DEED made this 30 day of July 2020, by

**EARL MARTIN and MATTIE MARTIN, husband and wife**

whose address is P.O. Box 583, Ft. White, Florida 32038, hereinafter Grantor to

**MARK SMITH and ELIZABETH SMITH, husband and wife**

whose address is 104 NW Suwannee Avenue, Unit 181, Branford, Florida 32008, hereinafter Grantee

(Note: As used herein the terms, "Grantor" and "Grantee" shall be singular or plural, masculine or feminine as the context requires.)

**WITNESSETH**, That grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release and quit-claims unto grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described lot, piece or parcel of land situate, lying and being in Columbia County, Florida.

Lot 44, Block 1 **THREE RIVERS ESTATES**, Unit 23, according to the plat thereof recorded in Plat Book 4 pages 80 – 80A of the public records of Columbia County, Florida.

PAC R 01432 – 044


This instrument was prepared at the grantor's request from unverified information, no examination of title was made and no responsibility is assumed for title or description problems.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto or in anyway 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 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 and clear of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

  
Janet A. Airth

  
EARL MARTIN

  
Hal A. Airth

  
MATTIE MARTIN

**STATE OF FLORIDA  
COUNTY OF SUWANNEE**

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence this 30<sup>th</sup> day of July 2020, by

**EARL MARTIN and MATTIE MARTIN, husband and wife**

who are personally known to me and who took an oath.

  
Hal A. Airth, Notary Public

  
HAL A. AIRTH  
Notary Public, State of Florida  
Comm. Exp. February 3, 2022  
Comm. No. GG 169643

Prepared by:  
HAL A. AIRTH  
Attorney at Law  
P.O. Box 448  
Live Oak, Florida 32064

My Commission Expires: