

Prepared by and return to:

Crystal Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 20-105

Parcel Identification No 30-7S-17-10058-658

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1st day of May, 2020 between Logan Huddleston, a single woman, whose post office address is 24235 NW 160th Avenue, High Springs, FL 32643, of the County of Alachua, State of Florida, Grantor, to Logan Huddleston, a single woman and Travis Hart, a single man, whose post office address is 24235 NW 160th Avenue, High Springs, FL 32643, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 69, and the East 117.5 feet of Lot 68, a Replat of Lots 38,45 and 46 of Santa Fe River Plantations, a subdivision according to the plat thereof recorded at Plat Book 5, Pages 13, 13A through 13D, in the Public Records of Columbia County, Florida.

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

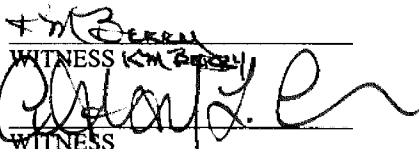
Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

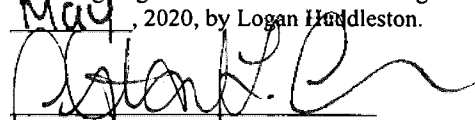
Signed, sealed and delivered in our presence:


WITNESS
Crystal L. Curran


Logan Huddleston

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of May, 2020, by Logan Huddleston.


Signature of Notary Public

Print, Type/Stamp Name of Notary

Crystal L. Curran

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: 110

