

Prepared by and return to:
Ralph Robert Deas

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File Number: 66

Inst: 201712013856 Date: 07/24/2017 Time: 4:54PM
Page 1 of 2 B: 1341 P: 697, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BS
Deputy ClerkDoc Stamp-Deed: 910.00

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Special Warranty Deed

This Special Warranty Deed made this 24th day of July, 2017 between **Miranda Harry and Virginia L. Phillips** whose post office address is **4506 Johns Cemetery Road, Middleburg, FL 32068-4750**, grantors, and **Brandy L. Olive** whose post office address is **320 SW 5th Ave, Lake Butler, FL 32054**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00) 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lot 31, Suzanne Subdivision Unit 1, a subdivision according to the plat thereof recorded in Plat Book 4, Page 91 of the public records of Columbia County, Florida

Parcel Identification Number: 03-4S-17-07570-031

Together with all the 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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Ralph R. Deas
Witness Name: Ralph R. Deas

Caitlin Palmer
Witness Name: Caitlin Palmer

Ralph R. Deas
Witness Name: Ralph R. Deas

Caitlin Palmer
Witness Name: Caitlin Palmer

Miranda Harry (Seal)
Miranda Harry

Virginia L Phillips (Seal)
Virginia L Phillips

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 24th day of July, 2017 by Miranda Harry and Virginia L Phillips, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Sarah M. Deas
Notary Public

Printed Name: Sarah M. Deas

My Commission Expires: July 23, 2021

