

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 22-182

Parcel Identification No 00-00-00-00714-000

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WARRANTY DEED

(STATUTORY FORM SECTION 689.02, F.S.)

This indenture made the 17th day of June, 2022 between Karri Lynne McClelland-Gray, a married person joined by her spouse Russell Bruce Gray, whose post office address is 913 Southwest Santa Fe Drive, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantor, to Sommer Wood and Shawn Livesey, a married couple, as tenants by the entirety, whose post office address is 3422 Guernsey Court, Jacksonville, FL 32226, of the County of Duval, 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 18, Three Rivers Estates Unit 5, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 38, of 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 2022 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

PRINT NAME: Gregory Anderson

WITNESS

PRINT NAME: Christina Opett

Karri Lynne McClelland-Gray
Karri Lynne McClelland-Gray

Russell Bruce Gray
Russell Bruce Gray

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 17 day of June, 2022, by Karri Lynne McClelland-Gray and Russell Bruce Gray.

CO

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Drivers License

