

46
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 20-286

Parcel Identification No 33-6S-17-09834-110

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30 day of July, 2020 between Jan MacRea Sipe, an unmarried widow, whose post office address is 447 Southwest Old Lake City Terrace, High Springs, FL 32643, of the County of Manatee, State of Florida, Grantor, to Guye V. Bacon and Gina C. Bacon, husband and wife, as tenants by the entirety, whose post office address is 25426 Northwest County Road 239, Alachua, FL 32615, 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 10, Rumph Farms, Colombia County, Florida bring more particularly described as follows:

A part of the NW 1/4 of the NE 1/4 of Section 33, Township 6 South, Range 17 East, more particularly described as follows:

Begin at the Northeast corner of the said NW 1/4 of NE 1/4 and run South 01 degrees, 28 minutes, 54 seconds East along the East line thereof, 369.24 feet, thence South 88 degrees 41 minutes 06 seconds West, 1342.64 feet to the West line of the said NW 1/4 of NE 1/4, thence North 01 degrees 15 minutes 51 seconds West along said West line, 369.24 feet to the Northwest corner of said NE 1/4, thence North 88 degrees 41 minutes 06 seconds East, 1341.24 bet to the point of beginning.

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

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:

Ramsey

WITNESS

PRINT NAME: Calli Ramsey

Andrea King

WITNESS

PRINT NAME: Andrea King

Jan MacRea Sipe

Jan MacRea Sipe

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 30 day of July, 2020, by Jan MacRea Sipe.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: X OR Produced Identification: _____

Type of Identification

Produced: _____

