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Prepared by and return to:

Brent E. Baris, P.A.  
18731 NW US Highway 441  
High Springs, FL 32643  
386-454-0688  
File Number: 19-078

Inst: 201912007058 Date: 03/25/2019 Time: 9:37 AM  
Page 1 of 1 B: 1381 P: 60, P.DeWitt Cason, Clerk of Court Colum  
County, By: BD  
Deputy ClerkDoc Stamp-Deed: 231.00

Parcel Identification No. 03-6S-16-03767-302

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 22nd day of March, 2019 between Maureen Resta, a single woman whose post office address is 10075 Gate Parkway North, Unit 1508, Jacksonville, FL 32246 of the County of Duval, State of Florida, grantor\*, and Jack K. Cruce, a single man and Melody Tenney, a single woman whose post office address is 1265 SW Bluff Drive, Fort White, FL 32038 of the County of Columbia, State of Florida, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 2, Sedgefield Phase 3, according to the map or plat thereof as recorded in Plat Book 8, Page 60, Public Records of Columbia County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Cheryl Blanton  
Witness Name: Cheryl Blanton  
Danielle Marden  
Witness Name: Danielle Marden

Maureen Resta (Seal)  
Maureen Resta

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of March, 2019 by Maureen Resta, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Danielle Marden  
Notary Public

Printed Name: Danielle Marden

My Commission Expires: 2/6/21



and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Cheryl Blanton  
Witness Name: Cheryl Blanton  
Danielle Marden  
Witness Name: Danielle Marden

Maureen Resta (Seal)  
Maureen Resta

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of March, 2019 by Maureen Resta, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Danielle Marden  
Notary Public

Printed Name: Danielle Marden

My Commission Expires: 2/6/21

