

PREPARED BY & RETURN TO:

Name: MIKE ROBERTS
Address: 336 NW CORWIN COURT, LAKE CITY, FL
32055

Parcel No.: 03114-129

Inst: 202112003190 Date: 02/23/2021 Time: 8:04 AM
Page 1 of 1 B: 1430 P: 2594 James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 5th day of February, 2021, by JOHN NORRIS and MIKE ROBERTS, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantors, to JOHN THOMAS AND REBECCA THOMAS, HUSBAND AND WIFE and MIKE ROBERTS, A SINGLE PERSON, whose post office address is 336 NW CORWIN COURT, LAKE CITY, FLORIDA 32055, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

LOT 29, CANNON CREEK PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 31-34, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND DOES NOT WARRANT TITLE.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.


IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: **MARY ANN TOMLINSON**


Name: JOHN NORRIS
Address: 336 NW CORWIN COURT, LAKE CITY, FL 32055
L.S.


Witness Signature
Printed Name: **Maria M. Landin**


Name: MIKE ROBERTS
Address: 336 NW CORWIN COURT, LAKE CITY, FL 32055
L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February, 2021, by JOHN NORRIS and MIKE ROBERTS, who are personally known to me or who have produced _____ as identification.

Notary's License


Signature of Notary

Printed Name: **Maria M. Landin**

My commission expires: **4/16/22**

