

Prepared by:

Michael Harrell
Abstract & Title Services, Inc.
111 East Howard Street
Live Oak, FL 32064

4-10346

Inst: 202112002619 Date: 02/12/2021 Time: 4:42PM
Page 1 of 3 B: 1430 P: 848. James M Swisher Jr, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 2729.30

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 12 day of February, 2021, by John David Spring and his wife, Anita Kay Spring, hereinafter called the grantor, to Christopher M. Hetrick and his wife, Monta M. Hetrick whose address is: 446 NW Cambridge Hill Way, Lake City, FL 32055 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

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

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

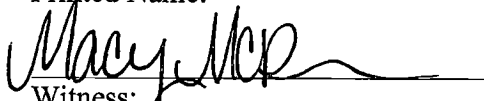
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.


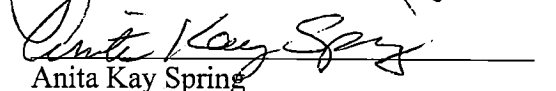
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness: Haley Shaller


Printed Name:

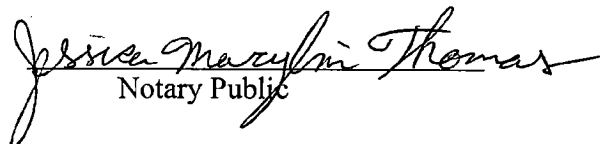

Witness: Macy McRae
Printed Name:


John David Spring

Anita Kay Spring

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of February, 2021 by John David Spring and his wife, Anita Kay Spring personally known to me or, if not personally known to me, who produced DL as identification.

 Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024
(Notary Seal)


Notary Public

4-10346

Exhibit "A"

Lot 38, Suwannee Valley Farms, Phase 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 49 through 50, of the Public Records of Columbia County, Florida.