

46

Sales Price
\$37,000.00
Doc Stamp
\$259.00

This Instrument Prepared by & return to:
Name: Marla M. Landin, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-09029MML

Inst: 202012017317 Date: 10/16/2020 Time: 3:03PM
Page 1 of 2 B: 1422 P: 33, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 259.00

Parcel I.D. #: R03081-210/03081-211

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 14th day of October, A.D. 2020, by **DAVID F. WINGATE, LINDA WINGATE and DAVID M. WINGATE, CONVEYING NON-HOMESTEAD PROPRTY**, hereinafter called the grantors, to **ROBERT M. COON and KIMBERLY COON, HIS WIFE**, whose post office address is 379 SW **TIMBER RIDGE DR, LAKE CITY, FL 32024**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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 **Columbia County, State of Florida**, viz:

Parcel 1:

Lot 10, WINGATE ESTATES A PLANNED RESIDENTIAL DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 1, Page 22, of the Public Records of Columbia County, Florida.

Parcel 2:

Lot 11, WINGATE ESTATES A PLANNED RESIDENTIAL DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 1, Page 22, of the Public Records of Columbia County, Florida.

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

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 December 31, 2020.

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:

Mary Ann Tomlinson
Witness Signature

MARY ANN TOMLINSON
Printed Name

Maria M. Landin
Witness Signature

Maria M. Landin
Printed Name

Mary Ann Tomlinson
Witness Signature

MARY ANN TOMLINSON
Printed Name

Maria M. Landin
Witness Signature

Maria M. Landin
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of October, 2020, by **DAVID F. WINGATE, LINDA WINGATE and DAVID M. WINGATE**, who are known to me or who have produced Driver's License as identification.

David F. Wingate L.S.
DAVID F. WINGATE

Address:
20441 89 RD, O'BRIEN, FL 32071

Linda Wingate L.S.
LINDA WINGATE

Address:
20441 89 RD, O'BRIEN, FL 32071

David M. Wingate L.S.
DAVID M. WINGATE

Address:
20441 89 RD, O'BRIEN, FL 32071

Maria M. Landin
Notary Public
My commission expires 9/14/22

