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Prepared by and return to:

Robert J Warren, Esq.
Attorney at Law
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File Number: 19-193

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Warranty Deed

This Warranty Deed made this 20th day of February, 2020 between **James T. Hudson and Cheryl M. Hudson, husband and wife** whose post office address is **977 Watersview Dr., Tallahassee, FL 32311**, grantor, and **Charles F. Ward, III, a single man and Kaitlyn Pascale, a single woman** whose post office address is **762 SW Barney St., High Springs, FL 32643**, grantee:

(Whenever 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 corporations, trusts and trustees)

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 29, River Rise Residential Subdivision, Unit 2, according to the plat thereof as recorded in Plat Book 8, Page(s) 54, Public Records of Columbia County, Florida.

TAX PARCEL IDENTIFICATION NUMBER: R10006-229

Parcel Identification Number: C6-7S-17-10006-229

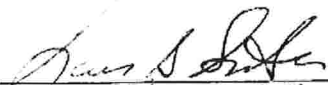
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

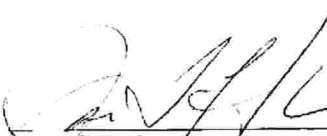
To Have and to Hold, the same in fee simple forever.


And the 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 **December 31, 2019**.


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:


Witness Name: Lois Smith

 (Seal)
James T. Hudson


Witness Name: Robert J. Warren


Witness Name: Lois Smith

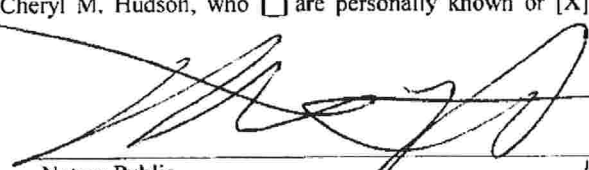
 (Seal)
Cheryl M. Hudson


Witness Name: Robert J. Warren

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of February, 2020 by James T. Hudson and Cheryl M. Hudson, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Robert J. Warren

My Commission Expires: _____