

Prepared by:
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Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202012018546 Date: 11/04/2020 Time: 8:19AM
Page 1 of 2 B: 1423 P: 957, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 315.00

4-10133

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28th day of October, 2020, Donald R. Westerdale and Ellen B. Westerdale, husband and wife, hereinafter called the grantor, to Darrell V. Perry and Natalie M. Doyon, as Joint Tenants with Right of Survivorship, whose address is: 11850 56th Place N, West Palm Beach, FL 33411 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:

Lot 16, Sedgefield Phase One, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 87 through 92, of the Public Records of Columbia County, Florida.

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.

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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:

Robert Tognan

Witness:

ROBERT TOGNAN

Printed Name:

Jessica Tognan

Witness:

Jessica Tognan

Printed Name:

Donald R. Westerdale

Donald R. Westerdale

Ellen B. Westerdale

Ellen B. Westerdale

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of October, 2020 by Donald R. Westerdale and Ellen B. Westerdale, husband and wife, personally known to me or, if not personally known to me, who produced _____ as identification.

Rosalyn Waldman
Notary Public

(Notary Seal)

