

**Prepared by and return to:**

Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
4-11966

Inst: 202212022852 Date: 12/02/2022 Time: 4:14PM  
Page 1 of 2 B: 1480 P: 1086, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MS*  
Deputy Clerk Doc Stamp-Deed: 241.50

## Warranty Deed

This **Warranty Deed** is executed this 2 day of December, 2022 by Linda M Creamer, a Single Person, hereinafter called the grantor, to Eric Nelson and his Wife, Khristien Nelson, whose address is 18302 NE CR 1471, Hampton, FL 32044, 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 said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 11, Country Lake in Woodborough Phase 1; according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 97 through 99, of the Public Records of Columbia County, Florida.

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

**To Have And To Hold**, the same in fee simple forever.

**And** 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.

**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:*

*M Williams*

Witness

Madison Williams

Printed Name

*Linda M. Creamer*

Linda M. Creamer

*Jordan A. Hellock*

Witness

Jordan A. Hellock

Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2 day of December, 2022, by Linda M. Creamer.

*M Williams*

Signature of Notary Public

Print, Type/Stamp Name of Notary



**MADISON M. WILLIAMS**

Notary Public

State of Florida

Comm# HH213818

Expires 1/5/2026

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: DL