

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

4-9735

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 17 day of July, 2020, Charles Samuel Brewington III and His Wife, Chelsea L. Brewington, hereinafter called the grantor, to Christopher Bazo, and Ashley O'Quinn as Joint Tenants with Rights of Survivorship whose address is: 237 SE Polk Lane, Lake City, FL 32025 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 17, Village Wood, Unit 1, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 49, 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.

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:

Mary Wells
Witness:
Mary Wells
Printed Name:

[Signature]
Witness:
Michael H. Harrell
Printed Name:

[Signature]
Charles Samuel Brewington III
Chelsea L. Brewington
Chelsea L. Brewington

STATE OF Florida
COUNTY OF Glenn

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of July, 2020 by Charles Samuel Brewington III and His Wife, Chelsea L. Brewington personally known to me or, if not personally known to me, who produced [Signature] as identification.

(Notary Seal)

[Signature]
Notary Public

