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Inst: 201712013176 Date: 07/14/2017 Time: 10:42AM  
Page 1 of 2 B: 1340 P: 1679, P. DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk Doc Stamp-Deed: 385.00

Prepared by & return to:  
Westridge, Inc.  
P.O. Box 1733  
Lake City, FL 32056

WARRANTY DEED  
Consideration: 54,995  
Doc Stamps: 385.00  
Rec: 18.50

Property Appraisers Parcel ID Numbers(s)

08-3S-16-02032-204

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*This Warranty Deed*, Made and executed the 13<sup>th</sup> Day of JULY, 2017, by **Westridge, Inc.**, a corporation existing under the laws of the State of Florida, and having its principal place of business at: **P.O. Box 1733, Lake City, FL 32056**, hereinafter called the grantor, to **SEAN H. TODD, SR AND HILLARY L. TODD, as husband and wife**, whose post office address is **12044 Dolphin Drive, Palm Beach Gardens, FL 33410**, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and 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 Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in **COLUMBIA County**, State of Florida, viz:

**Lot 4, Block A, Hills of Huntsville, Phase 2, a subdivision according to the map or plat thereof as recorded in Plat Book 9, Pages 101-104, public records, Columbia County, Florida. Parcel Identification Number: 08-3S-16-02032-204**

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county. FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any. Further subject to all matters contained on the Plat of Hills of Huntsville, 2, as recorded in Plat Book 9, pages 101-104, inclusive; and Declaration of Restrictions and Protective Covenants for Hills of Huntsville, Phase II as recorded in Official Record Book 1212, Page 1542; all in 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 Grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has the good right and lawful authority to sell and convey said land; that it 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, 2016.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Holly C. Hanover  
Witness Signature  
Holly C. Hanover  
Printed Name

Connie B. Roberts  
Witness Signature  
Connie B. Roberts  
Printed Name

Westridge, Inc.  
Name of Grantor  
Audrey S. Bullard  
Grantor Signature  
Audrey S. Bullard, President  
Printed Name

P.O. Box 1733, Lake City, FL 32056  
Grantor's Post Office Address

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Audrey S. Bullard, known to me to be the President of Westridge, Inc., the corporation in whose name the foregoing instrument was executed, and that she severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of the corporation, and that an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 13<sup>TH</sup> day of JULY, 2017.

[SEAL]



Holly C. Hanover  
Notary Signature