

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

4-10237

Inst: 202012021587 Date: 12/22/2020 Time: 4:36PM
Page 1 of 2 B: 1426 P: 2222, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 290.50

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 4 day of December, 2020, by Efren Rodriguez and his Wife, Wanda M. Oliveras, hereinafter called the grantor, to Chandra Linise Miller whose address is: 10 NW Levi Gln, Lake City, FL 32024 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)

Witneseth: 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 3, Block B, Hills of Huntsville, Phase 2, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 101 through 104, 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.

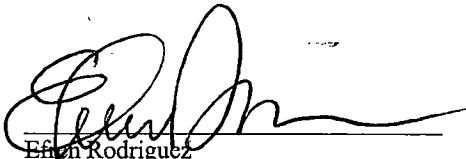
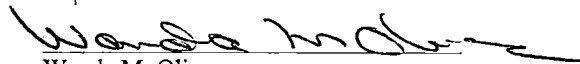
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness:
Gyrod Harris

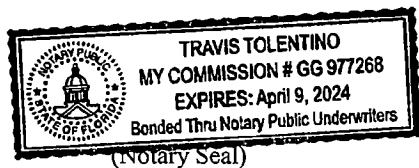
Printed Name:

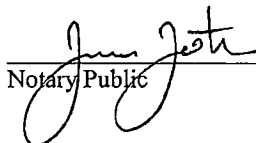

Witness:
Jasmine S. Fleming
Printed Name:


Efrén Rodríguez

Wanda M. Oliveras

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020 by Efrén Rodríguez and his Wife, Wanda M. Oliveras, personally known to me or, if not personally known to me, who produced Florida Driver License as identification.




Notary Public