

Prepared By & Return To:  
Ciera LeMire, Employee of  
Lake Area Title Services, Inc.  
25 E. Main Street  
Lake Butler, FL 32054  
File No: 2021-5920

### Warranty Deed

Made this 27th day of August 2021, by **Douglas Martin and Timothy Crews**, whose mailing address is 12077 SW CR 231, Booker, FL 32622, hereinafter called the grantor, to **Christopher Swink and Ramsie Swink, Husband and Wife**, whose mailing address is 1000 N. 19th Avenue, Saint Petersburg, FL 33704, hereinafter called the grantee,

(Whenever used herein the term "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 corporations)

**WITNESSETH:** that the grantor, for and in consideration of the sum of TEN and 00/100 Dollars (\$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 situated in **Columbia County, Florida**, to-wit:

**Lot 124, Section 23, more particularly known as Lot 38, Unit 19 of Three Rivers Estates, Inc., according to the Plat thereof, as recorded in Plat Book 6, Page 13, of the Public Records of Columbia County, Florida.**

Tax Parcel Number: 00-00-00-01177-001

**Captioned lands are not the Constitutional homestead of the Grantor, nor any members of the Grantor's household reside thereon, nor are they contiguous thereto.**

**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 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 December 31, 2020.**

**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:*

David Thomas

Signature of 1<sup>st</sup> Witness

Douglas Martin

Douglas Martin

David Thomas

Printed Name of 1<sup>st</sup> Witness

Just Kato

Signature of 2<sup>nd</sup> Witness

Timothy Crews

Timothy Crews

HEATHER HUNTER

Printed Name of 2<sup>nd</sup> Witness

**STATE OF FLORIDA**

**COUNTY OF UNION**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of August, 2021, by **Douglas Martin and Timothy Crews**, who ☐ is personally known or ☒ has produced a driver's license as identification.

Ciera Lemire

Notary Public, State of Florida

My Commission Expires: 05/22/2022

