

Prepared by:

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Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202012005184 Date: 03/04/2020 Time: 1:32PM
Page 1 of 2 B: 1407 P: 314, P.DeWitt Cason, Clerk of Court Columbia County, By: BD
Deputy ClerkDoc Stamp-Deed: 203.00

4-9533

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 3rd day of March, 2020, by Michael C. Foreman and His Wife, Stephanie W. Foreman, hereinafter called the grantor, to Bryan Zecher Homes, Inc. a Florida Corporation whose address is: 465 NW Orange Street, Lake City, FL 32055 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 41, Country Lake in Woodborough, Phase 2, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 57 through 58, 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:

Madison Williams

Witness:

Madison Williams

Printed Name:

Brandi Lynn Lee

Witness:

Brandi Lynn Lee

Printed Name:

Michael C. Foreman

Michael C. Foreman

Stephanie W. Foreman

Stephanie W. Foreman

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March, 2020 by Michael C. Foreman and His Wife, Stephanie W. Foreman personally known to me or, if not personally known to me, who produced DL as identification.

Brandi Lynn Lee
Notary Public

(Notary Seal)

