

Prepared by and return to:

Brent E. Baris, P.A.  
Brent Baris, Esq.  
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High Springs, FL 32643  
(386) 454-0688  
File Number: 20-443D

Parcel Identification No. 18-5S-17-09280-122

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 14th day of September, 2020 between Robert Eric Campbell, a single man whose post office address is 6136 Live Oak Drive, Flowery Branch, GA 30542 of the County of Hall, State of Georgia, grantor\*, and Jennifer C. Coleman and Christopher B. Coleman, Wife and Husband whose post office address is 699 SW Mandiba Drive, Lake City, FL 32024 of the County of Columbia, State of Florida, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lots 22, 23 and 24, Oaks of Lake City, Phase 1, a subdivision according to the Plat thereof, recorded in Plat Book 9, Page 46, of the Public Records of Columbia County, Florida.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

D. Marden  
Witness

Printed Name: Danielle Marden

George D. Brown  
Witness

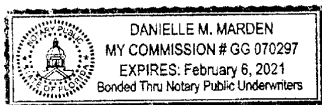
Printed Name: George D. Brown

Robert Eric Campbell  
Robert Eric Campbell

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2020 by Robert Eric Campbell who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



D. Marden  
Notary Public

Print Name: Danielle M. Marden

My Commission Expires: 2/6/21