

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055
4-11740

Inst: 202212013476 Date: 07/11/2022 Time: 4:08PM
Page 1 of 2 B: 1470 P: 2324, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ue*
Deputy ClerkDoc Stamp-Deed: 630.00

Warranty Deed

THIS WARRANTY DEED made the 11th day of July, 2022, John B. Hunter and Michael D. Pokitko, Individually and as Trustees of the John B. Hunter Revocable Trust, dated February 11, 2003, hereinafter called the grantor, to Kyle Hunter and Markie Hunter, Husband and Wife, whose address is: 236 SW Birch Glen, 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)

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 18, OAK RIDGE ESTATES, UNIT III, a subdivision according to the plat thereof recorded in Plat Book 5, Pages 52-52A of the public records of Columbia County, Florida.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same.

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.

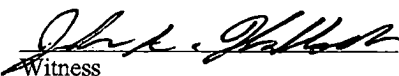
Signed, sealed and delivered in our presence:



Witness

Madison Williams

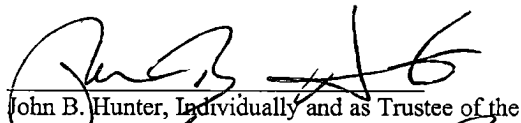
Printed Name

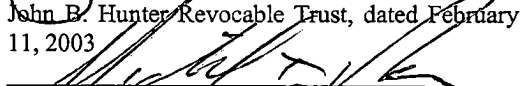


Witness

Jordan A. Hallock

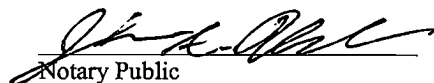
Printed Name


John B. Hunter, Individually and as Trustee of the
John B. Hunter Revocable Trust, dated February
11, 2003


Michael D. Pokitko, Individually and as Trustee
of the John B. Hunter Revocable Trust, dated
February 11, 2003

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 11th day of July, 2022, by John B. Hunter and Michael D.
Pokitko, Individually and as Trustees of the John B. Hunter Revocable Trust, dated
February 11, 2003, who is personally known to me or who has
produced DL as identification.


Notary Public

(Notary Seal)



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025