

Prepared by and return to:
Brent E. Baris, Esq.
Brent E. Baris, P.A.
18731 NW US Highway 441
High Springs, FL 32643
(386) 454-0688
File Number: 20-470D

[Space Above This Line For Recording Data]

Warranty Deed

This **Warranty Deed** made this 23rd day of February, 2021 between Bobby Kato, a single man whose post office address is 730 Huntington Rd., Russell, MA 01071, grantor, and Allen Robert Craig and Dawn Renee Craig, Husband and Wife whose post office address is 1455 Fee Court SE, Palm Bay, FL 32909, grantee:

(Whenever 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 corporations, trusts and trustees)

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:

ALL THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, LYING WEST OF HUNTER WINFIELD ROAD (A COUNTY ROAD RIGHT-OF-WAY) AND ALL THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ LYING SOUTH OF INTERSTATE NO. 10 AND WEST OF HUNTER WINFIELD ROAD (A COUNTY ROAD RIGHT-OF-WAY).

SUBJECT TO zoning, restrictions, prohibitions and requirements imposed by governmental authority; public utility easements of record; and taxes for the year 2021 and subsequent years.

Parcel Identification Number: 04-3S-16-01960-000

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.

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:

Alan R Cohen
Witness
Printed Name: ALAN R COHEN

Bobby Kato
Bobby Kato

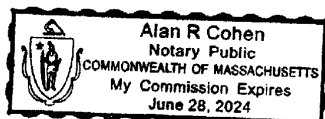
Richard A Cohen
Witness
Printed Name: RICHARD A COHEN

State of Massachusetts

County of HAMPDEN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2021 and Bobby Kato who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Alan R Cohen
Notary Public
Print Name: ALAN R COHEN
My Commission Expires: 06/28/2024