

Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

Inst: 201812011472 Date: 06/06/2018 Time: 10:35AM  
Page 1 of 1 B: 1361 P: 2226, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 105.00

ATT# 4-8245

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 5<sup>th</sup> day of June, 2018, by Melissa Ann Rhoades, hereinafter called the grantor, to Gamaliel Edilzar Ortiz whose post office address is: 149 SW CLINT WAY, 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 1, Bar "D" Estates, Unit 2, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 105 and 105A, of the Public Records of Columbia County, Florida.

The above described property is not nor has it ever been the Homestead of the Grantor who in fact resides at: 5926 SW Ichetucknee Ave, Fort White, FL 32038.

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:

Traci Landry  
Witness:

Traci Landry  
Printed Name:

Melissa Ann Rhoades  
Melissa Ann Rhoades

[Signature]  
Witness:

[Signature]  
Printed Name:

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 5 day of June, 2018 by MELISSA ANN RHOADES personally known to me or, if not personally known to me, who produced PL for identification and who did not take an oath.

(Notary Seal)

[Signature]  
Notary Public  
My Commission Expires:

Michael H. Harrell  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG095249  
Expires 4/18/2021

Michael H. Harrell  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG095249  
Expires 4/18/2021