

Prepared by and return to:

Crystal L. Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 21-070

Parcel Identification No 04056-131

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WARRANTY DEED

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

This indenture made the 10th day of February, 2021 between RONALD CLARK CONSTRUCTION INC, a Florida Corporation, whose post office address is 15816 West County Road 1491, Alachua, FL 32615, of the County of Alachua, State of Florida, Grantor, to Kaushikkumar Patel and Anitaben Patel, husband and wife, whose post office address is 7636 U.S. 27, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 31, Thornwood, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 202 through 204, inclusive, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Kyle Polansky
Crystal L. Curman
WITNESS
PRINT NAME: Crystal L. Curman

RONALD CLARK CONSTRUCTION INC, a Florida Corporation

By: Ronald Clark
Ronald Clark

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 11 day of February 2021 by Ronald Clark, Director/President of RONALD CLARK CONSTRUCTION INC, a FL Corporation, on behalf of the Corporation.

Kyle Patrick Polansky
Signature of Notary Public
Print/Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Driver's License

