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Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12236

Inst: 202312009575 Date: 05/25/2023 Time: 9:45AM
Page 1 of 2 B: 1491 P: 787, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
Deputy Clerk Doc Stamp-Deed: 3,149.30

Warranty Deed

This **Warranty Deed** is executed this 22 day of May, 2023 by Byron Ogburn, A/K/A Byron T. Ogburn and Rebecca Ogburn, Husband and Wife, whose address is 158 Southwest Camphor Court, Lake City, FL 32024, hereinafter called the grantor, to Rick C. Grebe and his Wife, Viviana Melissa Montesinos Salazar, whose address is 158 Southwest Camphor Court, 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 said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Parcel 1:

Lot 3, Laurel Lake Phase 3, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 112 and 113, of the Public Records of Columbia County, Florida.

Parcel 2:

Lot 2 and the West 1/2 of Lot 1, Laurel Lake Phase 3, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 112 and 113, of the Public Records of Columbia County, Florida

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


Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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:



Witness

Madison Williams
Printed Name

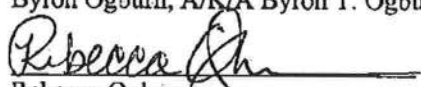


Witness

Amy Robinson
Printed Name



Byron Ogburn, A/K/A Byron T. Ogburn



Rebecca Ogburn

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 22 day of May, 2023, by Byron Ogburn, A/K/A Byron T. Ogburn
and Rebecca Ogburn, Husband and Wife.



Signature of Notary Public

Print, Type/Stamp Name of Notary



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: a