## PREPARED BY AND RETURN TO:

Debbie G. Moore
Bankers Title of the Nature Coast, Inc.
471 SW SR 247, Suite 111
Lake City, Florida 32025

File Number: 20-109

Inst: 202012006835 Dute: 03/24/2020 Time: 9:01AM Page 1 of 1 B: 1408 P: 1607, P.DeWitt Cason, Clerk of Court Columbia, County, By: KV Deputy ClerkDoc Stamp-Deed: 0.70

## **General Warranty Deed**

This Warranty Deed made this March 17, 2020 A.D.

By Gary P. Sorensen, whose post office address is: 5100 30th Avenue, Kearney, NE 68845-4060, hereinafter called the grantor(s),

to Sorensen & Smith, LLC, a Florida limited liability company, whose post office address is: 426 SW Commerce Drive, Suite 130, Lake City, Florida 32025, hereinafter called the grantee(s):

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantce, all that certain land situate in Columbia County, Florida, viz:

Lots 5, 7, 13, 14, 15, 17, 22, 23, 24, 29, 30, 31, 37, 41, 45, Reserve at Jewel Lake Phase 1, a Subdivision according to the plat thereof as recorded in Plat Book 9, Pages 123 through 126, in the Public Records of Columbia County, Florida.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Parcel ID Number(s): 02439-105; 02439-107; 02439-113; 02439-114; 02439-115; 02439-117; 02439-122; 02439-123; 02439-124; 02439-129; 02439-130; 02439-131; 02439-137; 02439-141; and 02439-145

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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, toggy whe prior year].

In Witness Whereof, the said granter has signed and sealed these presents the day and year first above written

in withess whereon, the said granter has signed a	to sould those probates are day and you must above minut.
Signed, sealed and delivered in our presence:	
Witness Signature	Gary P. Sorensen (Seal)
Witness Printed Name N.C.K. Grime 5	Address: 5100 30th Avenue, Keamey, NE 68845-4060
Round Santelme Witness Signature Witness Printed Name Rekease E Jimbelmoo	
State of Nebraska	
County of BUFFALO	day of March, 2020, by, who is/are personally known to me or who
has produced as identificat	day of March, 2020, by , who is/are personally known to me or who
MIRIAM D. MERRIHEW General Motary, State of Nebraska	Miriam I Merrikew
tilly Commission Expires November 28, 2022.	Notary Public Miriam D Merrinew
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