

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-4787KP

Parcel Identification No 03-4S-16-02732-550

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

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

**This indenture made the 18th day of June, 2021 between Patricia Ann Hamlett and Nelson Coleman Hamlett Jr., Wife and Husband, whose post office address is 136 SW Nathan Court, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantors, to Pok S. Valin, a Married Woman and Davis Manho Kim, a Single Man, as joint tenants with right of survivorship whose post office address is 120 Southwest Nathan Court, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantees:**

**Witnesseth,** that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 50, Deer Creek Phase 3, according to the map or plat thereof, as recorded in Plat Book 7, Page 186, 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 2021 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** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered  
in our presence:*

Kelly L. Pearce  
WITNESS  
PRINT NAME: Kelly L. Pearce

Patricia Ann Hamlett  
Patricia Ann Hamlett

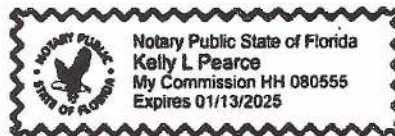
Witness:

Kaitlyn Hill  
Kaitlyn Hill

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ( ) online notarization this 18 day of June, 2021, Patricia Ann Hamlett, who is personally known to me or has produced DVL as identification.

Kelly L. Pearce  
Signature of Notary Public



*Signed, sealed and delivered  
in our presence:*

Donna K Miller  
WITNESS  
PRINT NAME: Donna K Miller

Nelson Coleman Hamlett Jr  
Nelson Coleman Hamlett Jr.

Donald Jackson  
Donald Jackson

STATE OF South Carolina  
COUNTY OF Horry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization this 7th day of June, 2021, Nelson Coleman Hamlett Jr., who is personally known to me or has  
produced FL DL #H543-623-50-132-0 as identification.

Carey C Ballard  
Signature of Notary Public

CAREY C BALLARD  
Notary Public - State of South Carolina  
My Commission Expires June 29, 2028