

BSG:lss
8755.01-21-102
7/20/2021

This instrument prepared by
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Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

REC. 27.00
DOC. 1750.00
INT. \$1.00
INDEX
CONSIDERATION \$250,000.00

Inst: 202112015337 Date: 08/02/2021 Time: 2:53PM
Page 1 of 3 B: 1443 P: 2597, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 1750.00

WARRANTY DEED

THIS WARRANTY DEED made this 28 day of July, 2021, by PHILIP N. SOLIZ, also known as PHILLIP N. SOLIZ, individually and as the surviving spouse of CHOY A. SOLIZ, whose mailing address is 145 SE Mossy Court, Lake City, Florida 32025, hereinafter called the Grantor, to EDWARD P. RATCLIFFE, JR. and LINDA S. RATCLIFFE, husband and wife, whose mailing address is 537 NW Zack Drive, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, viz:

Lot 133, EMERALD LAKES PHASE FOUR, a subdivision as recorded in Plat Book 6, Pages 151-152 of the public records of Columbia County, Florida.

Parcel Number: 28-3S-16-02372-433

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all

zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

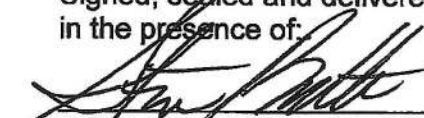
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2020.

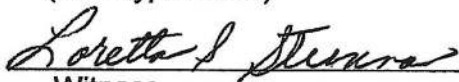
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness

Stan Baker

(Print/type name)



Witness

Loretta S. Steinmann

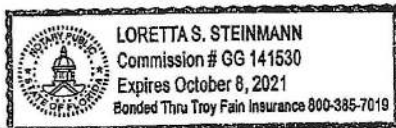
(Print/type name)

 (SEAL)
PHILIP N. SOLIZ

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of July, 2021, by PHILIP N. SOLIZ, who is personally known to me or produced FL DRIVERS LICENSE as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: