

Prepared by:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112002426 Date: 02/10/2021 Time: 3:57PM
Page 1 of 2 B: 1430 P: 343, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 315.00

4-10386

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 8 day of February, 2021, by Jose A. Cruz, hereinafter called the grantor, to Gregory Webb and his wife, Patricia Webb whose address is: 5339 Morgan Horse Drive North, Jacksonville, FL 32257 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 the grantor, for and in consideration of the sum of \$10.00 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:

Lot 3, Sunny Acres, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 44, of the Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the Homestead of the Grantor.

TOGETHER with all 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 the prior year.

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

Signed, sealed and delivered in our presence:

Sergio Cartagena
Witness:
Sergio CARTAGENA
Printed Name:

Jose A. Cruz
Jose A. Cruz

Miriam I. Cruz-Cartagena
Witness:
Miriam I. Cruz-Cartagena
Printed Name:

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of February, 2021 by Jose A. Cruz, personally known to me or, if not personally known to me, who produced Driver as identification. License

[Signature]
Notary Public

(Notary Seal)

