

Prepared by:  
Kerri Damone  
Florida Hometown Title & Escrow, LLC  
4550 PGA Blvd., Suite 215, Palm Beach Gardens, FL 33418

File Number: 05-20-0339

## Warranty Deed

Made this 14<sup>th</sup> day of February, 2020 A.D.

By **Charles E. Fleming, a single man**,  
whose address is: 1565 SW Saint Andrews Dr., Palm City, Florida 34990,  
hereinafter called the grantor,

to **Dennis R. Dumas and Kimberlee Dekle Dumas, husband and wife**,  
whose post office address is: 128 SW Mayfair Ln., Lake City, Florida 32024,  
hereinafter called the grantee:

(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 **Thirty Eight Thousand Five Hundred dollars & no cents, (\$38,500.00)** 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, viz:

**Lot 38, MEADOWLANDS PHASE 3, a Subdivision as recorded in Plat Book 8, Page 7 through 10, Columbia County, Florida, Subject to Restrictions recorded in Official Records Book 1038, Page 852, Columbia County, Florida and subject to Power Line Easement.**

Parcel ID Number: **06-6S-17-03761-138**

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.**

**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, 2019.

**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:*

Witness #1

Theri Damore

Sign/Print Name Theri Damore



**Charles E. Fleming**

(Seal)

Witness #2

Michael Santi

Sign/Print Name Michael Santi

State of Florida

County of Palm Beach

(Seal)

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization, this 14th day of February, 2020, by Charles E. Fleming, who is/are personally known to me or who has produced Drivers License as identification.

Theri Damore

**Notary Public**

Print Name: \_\_\_\_\_

**My Commission**

Expires: \_\_\_\_\_

(Seal)