

Prepared by and return to:

Rob Stewart
Sky Title LLC
6150 Southwest State Road 200
Ocala, FL 34476
(352) 479-0181
File No 2022-5737H

Parcel Identification No 06-4S-17-08028-107

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WARRANTY DEED

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

This indenture made the **22nd day of February, 2022** between **Benjamin Smollack, a married man**, whose post office address is **2395 Old Wire Road, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **PFS Solutions, Inc, a Florida Corporation**, whose post office address is **426 Southwest Commerce Drive, 145, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 7, Cypress Landing, according to the Plat thereof, recorded in Plat Book 7, Page 40, of the Public Records of Columbia County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2395 Old Wire Road, Lake City, FL 32024.

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Feresa Wilkey
WITNESS
PRINT NAME: Feresa Wilkey

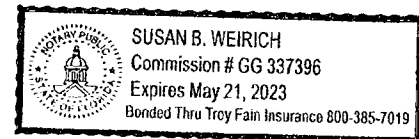
Benjamin Smollack
Benjamin Smollack

Susan B. Weirich
WITNESS
PRINT NAME: Susan B. Weirich

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22nd day of February, 2022, by Benjamin Smollack.

Susan B. Weirich
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL DL