

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 2019-3264VB

Parcel Identification No 18-5S-17-09280-118

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## WARRANTY DEED

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

This indenture made the 3<sup>rd</sup> day of December, 2019 between **Robert Travis Melgaard and Jessica Stalnaker Melgaard, Husband and Wife**, whose post office address is **2073 NW Lake Jeffery Road, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **James Terrell Roberts and Melissa P. Roberts, Husband and Wife**, whose post office address is **324 Hawk Nest, Sautee Nacoochee, GA 30571**, of the County of White, State of Georgia, 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 18, Oaks of Lake City Phase 1, a subdivision according to plat thereof, recorded in Plat Book 9, Pages 46 through 52, of the Public Records of Columbia County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

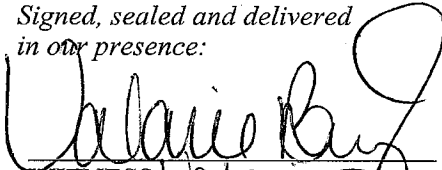
**Subject to** taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

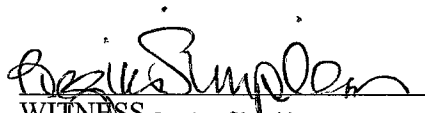
**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful 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:*

  
WITNESS Valarie Benz

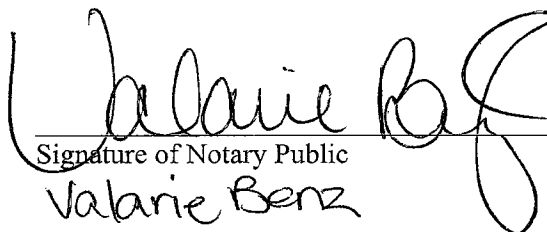
  
Robert Travis Melgaard

  
WITNESS Regina Simpkins

  
Jessica Stalnaker Melgaard

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2019, Robert Travis Melgaard and Jessica Stalnaker Melgaard, who is/are personally known to me or has/have produced Drivers License as identification.

  
Signature of Notary Public  
Valarie Benz

