

**Prepared by and return to:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055  
4-10818

Inst: 202212013019 Date: 07/01/2022 Time: 3:19PM  
Page 1 of 2 B: 1470 P: 926, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Doc Deed: 223.30

## Warranty Deed

THIS WARRANTY DEED made the 30<sup>th</sup> day of May, 2022, by Ruthie Rene Rowan, A Single Person, hereinafter called the grantor, to Scott A. Morris and his Wife, Kimberly A. Morris whose address is: 435 NW 134th Way, Bldg. 5-Apt. 103, Newberry, FL 32669 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 2 of Country Lake in Woodborough Phase 6, Recorded in Plat Book 9, Page 180, in Columbia County, Florida.**

**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.

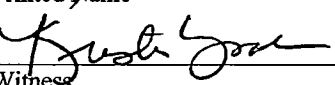
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence.



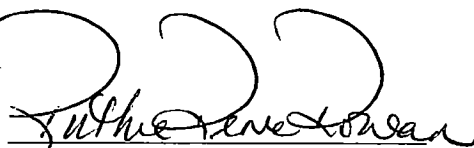
Witness

Toby R VanEsselstine  
Printed Name



Witness

Kristin Joakam  
Printed Name

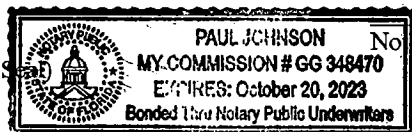


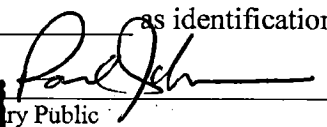
Ruthie Rene Rowan

STATE OF FLORIDA  
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of May, 2022, by Ruthie Rene Rowan, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Notary Seal)



  
Notary Public