

**Prepared by:**  
Abstract Trust Title, LLC  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

**ATT# 4-7893**

**Inst: 201712018817 Date: 10/13/2017 Time: 2:53PM**  
**Page 1 of 3 B: 1345 P: 2633, P.DeWitt Cason, Clerk of Court**  
**Columbia, County, By: BD**  
**Deputy ClerkDoc Stamp-Deed: 1890.00**

## **Warranty Deed**

Individual to Individual

THIS WARRANTY DEED made the \_\_\_\_ day of ~~7~~ 8 SEP ~~2017~~, 2017, James Edward Knee, A Single Person, hereinafter called the grantor, to Mohamed A. Radwan, whose post office address is: 1134 SW Custom Made Circle, Lake City, FL 32024 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.

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**


TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

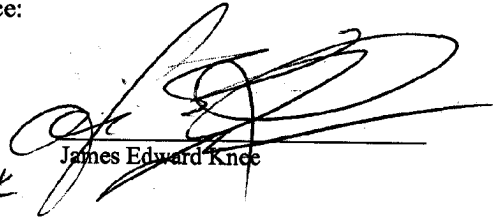
TO HAVE AND TO HOLD, the same in fee simple forever.


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 December 31, 2016.

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:

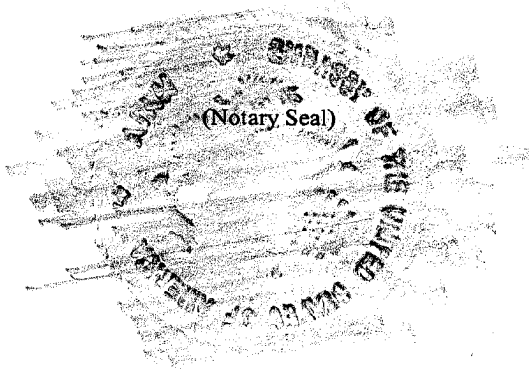
  
Witness:  
Roxsblana Marinovich-Kuryluk  
Printed Name:

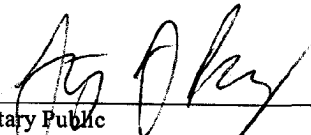
  
James Edward Knee

  
Witness:  
LEVKO KURYLUK  
Printed Name:

STATE OF Ukraine )  
Kyiv Region )  
COUNTY OF City of Kyiv )//SS//  
Embassy of the United States of America...)

The foregoing instrument was acknowledged before me this 28 day of SEP 2017, 2017  
by JAMES EDWARD KNEE, A SINGLE PERSON, personally known to me or, if not  
personally known to me, who produced DRIVER LICENSE for identification  
and who did not take an oath. # K500-445-53-289-0



  
Notary Public  
TIMOTHY J. BUGANSKY  
CONSUL  
US EMBASSY KYIV

ATT: 7893

EXHIBIT "A"

Lot 56, Oaks of Lake City Phase 1, according to the map or plat thereof, as recorded in Plat Book 9,  
Page(s) 46 through 52, of the Public Records of Columbia County, Florida.