

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-7080MS

Parcel Identification No 01-5S-16-03405-202

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 17 day of July, 2023 between Patrick D. Emery and Ashley L.

Emery, Husband and Wife, whose post office address is **235 SW Ainsley Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Barry C. Fleming and Virginia L. Fleming, Husband and Wife**, whose post office address is **235 SW Ainsley Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, 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 2, Block A, Southwood Meadows Unit No. II, according to the plat thereof as recorded in Plat Book 6, Page 84, 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 2023 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:*

Melissa Stokes

WITNESS

PRINT NAME: Melissa Stokes

Patrick D. Emery

Patrick D. Emery

Carlene Crosier

WITNESS

PRINT NAME: Carlene Crosier

Ashley L. Emery

Ashley L. Emery

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 17 day of July, 2023, Patrick D. Emery and Ashley L. Emery, who are personally known to me or have produced FL DL as identification.

Melissa Stokes
Signature of Notary Public

