

**Prepared by and return to:**

Michael H. Harrell  
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DS  
TMG

## Warranty Deed

**This Warranty Deed** is executed this \_\_\_\_ day of January, 2024 by Melissa Raymont and Paul Owen Raymont, Wife and Husband, whose address is 3760 Southeast Country Club Road, Lake City, FL 32025, hereinafter called the grantor, to Taylor M. Garcia, whose address is 367 Southeast Lillian Loop, apt 102, Lake City, FL 32025, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

**Lot 13, Rivers Manor Unit I, a subdivision according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 139, of the Public Records of Columbia County, Florida.**

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

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

**To Have and To Hold**, the same in fee simple forever.

**And** 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.