

PREPARED BY & RETURN TO:

Name: SARA ELIZABETH GRESHAM

Address: 398 SE KESTREL RD
BRANFORD, FL 32008

Parcel No.: 23-4S-16-03099-106

Inst: 202212017191 Date: 09/01/2022 Time: 1:26PM
Page 1 of 1 B: 1474 P: 1723, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 31st day of **AUGUST, 2022**, by **MICHAEL ROBERTS, A SINGLE MAN**, hereinafter called the Grantor, to **SARA ELIZABETH GRESHAM**, whose post office address is **398 SE KESTREL RD, BRANFORD, FL 32008**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

LOT 6, STONEHENGE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 137, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME. LEGAL PROVIDED BY GRANTOR.

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

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:


Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Michael Roberts L.S.
Name: MICHAEL ROBERTS
Address: 657 SW CATHERINE LN, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of **AUGUST, 2022**, by **MICHAEL ROBERTS**, who is personally known to me or who has produced as identification.

 **JENNA A. NETTLES**
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26