

This Instrument Prepared By:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

ATT# 4-11165

Inst: 202112020953 Date: 10/14/2021 Time: 2:06PM
Page 1 of 2 B: 1449 P: 2618, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 2450.00

CORPORATE WARRANTY DEED

Corporation to Individual

This Warranty Deed made this 12 day of October, 2021, by Bryan Zecher Homes, Inc., a Florida Corporation, hereinafter called the grantor, to Harold Garber and his Wife, Peggy Garber whose post office address is: 10856 Pasofino Dr, Wellington, FL 33449 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 62, PHASE 2 OF THE OAKS OF LAKE CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PRRD BOOK 1, PAGE(S) 40 THROUGH 44, OF THE PUBLIC RECORDS OF 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:

Madison Williams

WITNESS

Madison Williams
PRINTED NAME

Bryan Zecher

Bryan Zecher as President of Bryan Zecher Homes, Inc., a Florida Corporation

Jordan Hallock

WITNESS

Jordan Hallock
PRINTED NAME

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12 day of October, 2021

By Bryan Zecher as President of Bryan Zecher Homes, Inc., a Florida Corporation personally known to me or, if not personally known to me, who produced _____ for identification and who did not take an oath.

(SEAL)



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024

Jessica Marylin Thomas
NOTARY PUBLIC

My Commission Expires: