

PREPARED BY & RETURN TO:

Name: Karen, an employee of
Osceola Land Title, Inc.
Address: 577 South 6th Street
Macedonia, Florida 32063
File No. 17890-22

Parcel No.: 24-4S-16-03114-138

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 18th day of August, 2022, by **BRADLEY FRANKS CONSTRUCTION, LLC**, a Florida Limited Liability Company, hereinafter called the Grantor, to **CAMERON G TOLAR** and **ARIEL TOLAR**, husband and wife, whose post office address is 117 Gary Circle, St Marvs, GA 31558, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$30,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lot 38, Cannon Creek Place, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 31 through 34, of the Public Records of Columbia County, Florida.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

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 Grantees 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 caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Tracy Archambault
Witness Signature
Printed Name: Tracy Archambault

BRADLEY FRANKS CONSTRUCTION, LLC

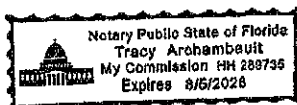
Bradley E Franks
Name: Bradley E Franks L.S.
Title: President

Karen Davis
Witness Signature
Printed Name: Karen Davis

Address (Principal Place of Business):
455 SW Deputy J Davis Ln, Lake City, FL 32024

STATE OF FLORIDA
COUNTY OF Baker

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2022, by Bradley E Franks (name), President (title) of Bradley Franks Construction, LLC, a Florida Limited Liability Company, on behalf of the corporation. He (she) is personally known to me or has produced _____ as identification.



Tracy Archambault
Signature of Notary
Printed Name: _____
My commission expires: _____