

Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

Inst: 202112009854 Date: 05/17/2021 Time: 8:25AM  
Page 1 of 3 B: 1437 P: 1974, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 210.00

4-10553

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 13 day of May, 2021, by Bryan Zecher Homes, Inc, a Florida Corporation, hereinafter called the grantor, to Karyn D. Elliot, whose address is: 970 Southwest Mandiba Drive, Lake City, FL 32024 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 County, Florida:

**See Exhibit "A" Attached Hereto and By This Reference Made A Part Thereof.**

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:

mmweller

Witness:

Madison Williams

Printed Name:

Jessica M. Thomas

Witness:

Jessica M. Thomas

Printed Name:

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

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of May, 2021 by Bryan Zecher Homes, Inc, a Florida Corporation personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marylin Thomas  
Notary Public



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

## **EXHIBIT “A”**

Lot 70, Oaks of Lake City, Phase 2, 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.