

Prepared by and return to:

JOHN F. ROSCOW, IV

Attorney at Law

HOLDEN, ROSCOW & CAEDINGTON, PL

5608 Northwest 43rd Street

Gainesville, FL 32653

352-373-7788

File Number: **22-0382.as**

Will Call No.: **ASHLEY**

\$159,000.00

Inst: 202212009650 Date: 05/16/2022 Time: 12:43PM

Page 1 of 2 B: 1466 P: 2328, James M Swisher Jr, Clerk of Court

Columbia, County, By: VC *W*

Deputy Clerk Doc Stamp-Deed: 1113.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of May, 2022 between JTW Properties, LLC, a Florida limited liability company whose post office address is **414 SW 131ST STREET , Newberry, FL 32669**, grantor, and **THOMAS ANDREW LENZ and ASHELEE LENZ**, husband and wife whose post office address is **176 BALFOUR DRIVE , Winter Park, FL 32792**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 2, Block 9, Lakewood, according to the map or plat thereof as recorded in Plat Book 2, Page 6-C, Public Records of Columbia County, Florida.

Parcel Identification Number: 05-4S-17-07834-000

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the 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 **December 31, 2021**.

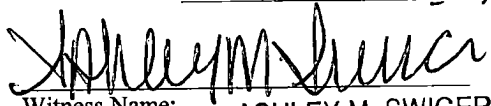
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

JTW PROPERTIES LLC, a Florida Limited Liability Company


Witness Name: **JOHN F. ROSCOW, IV**

By: 
JAMES T. WILLIAMS, Manager and Member

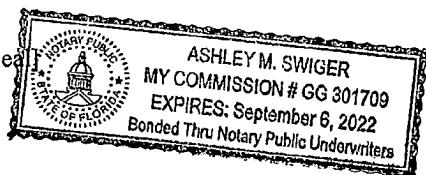

Witness Name: **ASHLEY M. SWIGER**

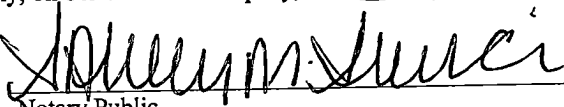
By: 
JAMIE L. WILLIAMS, Manager and Member

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of May, 2022 by JAMES T. WILLIAMS, Manager and Member and JAMIE L. WILLIAMS, Manager and Member of JTW PROPERTIES LLC, a Florida Limited Liability Company, on behalf of the company, who ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____