

**Prepared by and return to:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055  
4-11414

Inst: 202212005590 Date: 03/22/2022 Time: 9:39AM  
Page 1 of 2 B: 1462 P: 1167, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 2730.00

## Warranty Deed

THIS WARRANTY DEED made the 16 day of March, 2022, by Lynda S. Theobald, a Single Person, hereinafter called the grantor, to Marc A. Savaria and his Wife Kathryn M. Savaria whose address is: 156 SW Christensen Ct 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 Columbia County, Florida:

**Lot 13, Kimberly Oaks Subdivision, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 198 and 199, 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:

*M Williams*  
Witness

Madison Williams  
Printed Name

*Lynda S. Theobald*  
Lynda S. Theobald

*J Emen*  
Witness

Jessie Emen  
Printed Name

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16 day of March, 2022, by Lynda S. Theobald, a Single Person who is personally known to me or who has produced DL as identification.

*M Williams*  
Notary Public

(Notary Seal)



**MADISON M. WILLIAMS**  
Notary Public  
State of Florida  
Comm# HH213818  
Expires 1/5/2026