

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2020-3451VB  
Parcel Identification No 03-4S-17-07570-041

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 6<sup>th</sup> day of March, 2020 between **Joseph Edwin Dennard and Charlotte R. Dennard a/k/a Charlotte Redish Dennard, Husband and Wife**, whose post office address is **P.O. Box 3271, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantors, to **PFS Solutions, Inc., a Florida Corporation**, whose post office address is **P.O. Box 1831, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lots 7, Suzanne Subdivision - Unit 2, a subdivision as recorded in Plat Book 4, Page 92, Public Records of Columbia County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

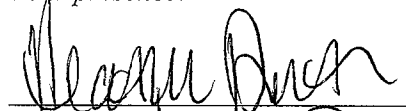
**Subject to** taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

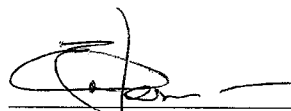
**TO HAVE AND TO HOLD** the same in fee simple forever.

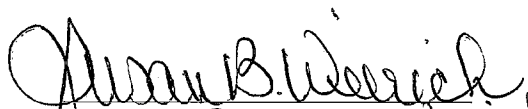
**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

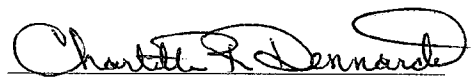
**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

  
WITNESS Heather Dunworth

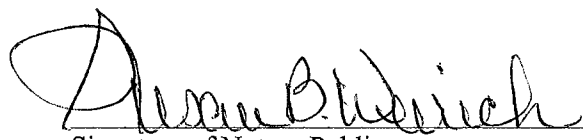
  
Joseph Edwin Dennard

  
WITNESS Susan B. Weirich

  
Charlotte R. Dennard a/k/a Charlotte Redish Dennard

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ( ) online notarization this 12<sup>th</sup> day of March, 2020, Joseph Edwin Dennard and Charlotte R. Dennard a/k/a Charlotte Redish Dennard, who is/are personally known to me or has/have produced FL Driver's License as identification.

  
Signature of Notary Public  
Susan B. Weirich

