

**Prepared by:**  
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Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

4-11332

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 15 day of December, 2021, by Peter W. Giebeig, A Single Person, hereinafter called the grantor, to Ben Martin whose address is: PO Box 1831, Lake City, FL 32056 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 1, 2, and 3, May-Fair Unit 5, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 156, of the Public Records of Columbia County, Florida.**

**The above-described property is restricted to site-built homes only. No modular or manufactured homes are allowed to be placed, or built on the above-described property.**

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.