

Prepared by and return to:

Jerome S. Levin
Levin Law, LC
1444 1st Street, Suite A
Sarasota, FL 34236

File Number: 1193.001
Consideration: \$70,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made 16th day of October, 2020 between

Crissa Gillette, a married person whose post office address is 7032 Saddle Creek Circle, Sarasota, FL 34241, grantor,
and

Brian Papka whose post office address is 363 SW Blaylock Court, Lake City, FL 32024, 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 4, Oaks of Lake City Phase 1, according to the map or plat thereof as recorded in Plat Book 9,
Page 46, Public Records of Columbia County, Florida.

Parcel Identification Number: 18-5S-17-09280-104

Subject property is not the grantor's homestead nor is contiguous thereto.

Subject to covenants, restrictions, easements, conditions and limitations of record.

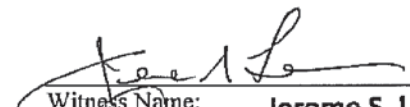
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

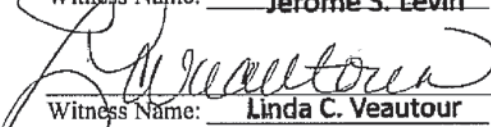
To Have and to Hold, the same in fee simple forever.

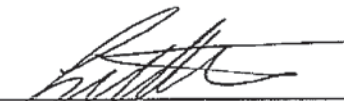
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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:


Witness Name: Jerome S. Levin

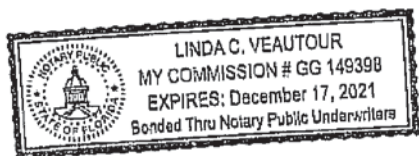

Witness Name: Linda C. Veautour

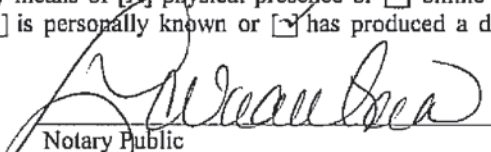

Crissa Gillette (Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of October, 2020 by Crissa Gillette, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Linda C. Veautour

My Commission Expires: _____