

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 22-381

Parcel Identification No 35-6s-17-09860-018

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 18th day of October, 2022 between Richard LeBrun and Wanda LeBrun, a married couple, whose post office address is 219 Southeast Seawolf Way, High Springs, FL 32643, of the County of Columbia, State of Florida, Grantors, to Mekenna Douglas, a single person, and Joshua Beams, a single person, as joint tenants, whose post office address is 1213 Northwest 55th Street, 6, Gainesville, FL 32605, of the County of Alachua, 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:

Lot 17, Hawks Ridge Acres, according to the Plat thereof, recorded in Plat Book 4, Page 88, of the Public Records of Columbia County, Florida.

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

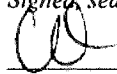
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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.

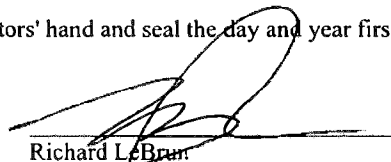
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

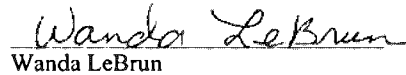


WITNESS

PRINT NAME: Christina Opett



Richard LeBrun



Wanda LeBrun

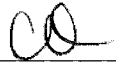


WITNESS

PRINT NAME: KYLE POLANSKY

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 18 day of October, 2022, by Richard LeBrun and Wanda LeBrun.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: x

Type of Identification

Produced: Drivers License

