

Prepared by:  
Gator Title, LLC  
Britany Rowley  
4041 NW 37th Place, Suite C  
Gainesville, FL 32606  
File No.: GA23-117693  
This Deed is prepared pursuant to the issuance of Title Insurance

### **GENERAL WARRANTY DEED**

Made this April 14, 2023. A.D. by Lester Carl Hatter Jr., a single person, whose address is: 3035 Easy Terrace Northeast, Palm Bay, FL 32905 hereinafter called the grantor, to Ryan O'Connor and Becky O'Connor, husband and wife, whose post office address is: PO Box 830, High Springs, FL 32655, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars (\$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, viz:

Lot 17, Heatherwood, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 51, of the Public Records of Columbia County, Florida.

Parcel ID No.: 09-6S-17-09630-017

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

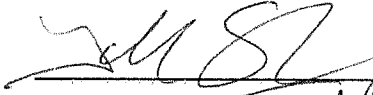
**To Have and to Hold**, the same in fee simple forever.

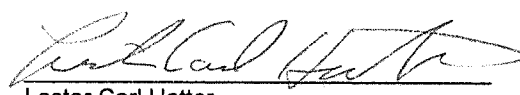
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the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


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incidental to the issuance of a title insurance policy  
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed and Sealed in Our Presence:*

  
Witness Printed Name: Todd Snowden


  
Lester Carl Hatter

  
Witness Printed Name: Bettina P. Odenat

Address:  
3035 Easy Terrace Northeast  
Palm Bay, FL 32905

State of Florida  
County of Brevard

The foregoing instrument was executed and acknowledged before me this 14th of April, 2023, by means of ☒ Physical Presence or ☐ Online Notarization, by Lester Carl Hatter Jr., who is/are personally known to me or who has produced a valid driver's license as identification.

  
Notary Public

My Commission Expires: 3/8/25

(SEAL)

