

Prepared by and return to.

Rob Stewart  
Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2022-6576VB

Parcel Identification No 31-6S-17-09816-006

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689 02, F S )

This indenture made the   1   day of December, 2022 between **Joseph W. Arnau III, a Single Man**, whose post office address is **14784 SW Tustenuggee Avenue, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantor, to **Jesse L. Hubbard and Elizabeth T. Hubbard, Husband and Wife**, whose post office address is **14654 SW Tustenuggee Avenue, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Township 6 South, Range 17 East, Section 31, Columbia County, Florida: The North 340.00 feet of the NE 1/4 of NE 1/4, as lies West of a County Maintained Road.

**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** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

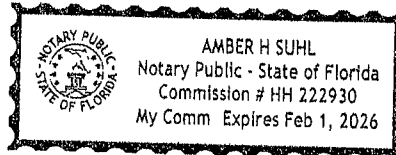
ASHL  
WITNESS  
PRINT NAME: Amber H Suni

Joseph W Arnau III  
Joseph W. Arnau III

Valerie Benz  
WITNESS  
PRINT NAME: Valerie Benz

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of December, 2022, Joseph W. Arnau III, who is/are personally known to me or has/have produced DL as identification.



ASHL  
Signature of Notary Public