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Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-9282

Warranty Deed

Individual to LLC

THIS WARRANTY DEED made the 13th day of November, 2019, By Jessica Dawn Gerhardt, hereinafter called the grantor, to D & G Properties of Columbia County LLC, a Florida Limited Liability Company whose address is: 379 NW Dogwood Terrace, Lake City, FL 32055 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 18, Star Lake Estates, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 119 and 120, of the Public Records of Columbia County, Florida.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 6068 Sanctuary Garden Blvd, Port Orange, FL 32128.

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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

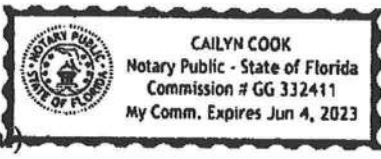
Nancy A. Williams
Witness:
Nancy A. Williams
Printed Name:

Jessica Dawn Gerhardt
Jessica Dawn Gerhardt

Maureen Pappisi
Witness:
Maureen Pappisi
Printed Name:

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 13th day of November, 2019 by Jessica Dawn Gerhardt personally known to me or, if not personally known to me, who produced FL-DL for identification and who did not take an oath.

(Notary Seal) 

Cailyn Cook
Notary Public