

Prepared by and return to:

Crystal Curran  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 20-257

Parcel Identification No 03-6S-16-03767-301

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## WARRANTY DEED

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

**This indenture made the 30th day of June, 2020 between Sedgefield Land Company Inc., a Florida Corporation, whose post office address is 4345 Ortega Boulevard, Jacksonville, FL 32210, of the County of Duval, State of Florida, Grantor, to Daniel Day Helmick, a single man, whose post office address is 317 SW Tarkin Terrace, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantee:**

**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 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, Florida, to-wit:

Lot 1, SEDGEFIELD PHASE 3, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 60, 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 2020 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered in our presence:*

Tina Hoffman  
WITNESS  
PRINT NAME: Tina Hoffman  
Sonya Sandage  
WITNESS  
PRINT NAME: Sonya Sandage

Sedgefield Land Company Inc., a Florida Corporation

By: Kathryn K. Wedekind  
Kathryn K. Wedekind, Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 19<sup>th</sup> day of June, 2020 by Kathryn K. Wedekind Vice President of Sedgefield Land Company, a FL Corporation, on behalf of the Corporation.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_  
OR Produced Identification: ✓

Type of Identification Produced: Florida Drivers License

