

Prepared by and return to:
Peter J. Snyder, Esq.
Complete Title Solutions
7301-A W Palmetto Park Rd #100A
Boca Raton, FL 33433

Folio #: 05-5S-17-09116-122

WARRANTY DEED

This Warranty Deed made this 26th day of May, 2023, by Elizabeth Scheib, an un-remarried widow, of 226 SE Sable Lane, Lake City, FL 32025, hereinafter called the "Grantor,"

to Paul E Remillet Jr, a single man, of 7612 SW 8 Court, North Lauderdale, FL 33068, hereinafter called the "Grantee."

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Columbia County, Florida, viz:

Lot 22, of HILLS AT ROSE CREEK, according to the Plat thereof, as recorded in Plat Book 7, Page 150, of the Public Records of Columbia County, Florida.

Parcel Identification Number: **05-5S-17-09116-122**

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 years, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first below written.

Executed this 26 day of May, 2023.

Elizabeth Scheib
Elizabeth Scheib

Signed, sealed and delivered in our presence:

Witness 1: Joyce Cheatham

Print Name: Joyce Cheatham

Witness 2: Monette Hosford

Print Name: Monette Hosford

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of (physical presence) or
online notarization on this 26th day of May, 2023 by Elizabeth Scheib, who provided
personally known as identification. 15

(Seal)

Joan A. Wilson
NOTARY PUBLIC

Print Name: JOAN A. WILSON

My Commission Expires: 9/27/2024



JOAN A. WILSON
Commission # HH 004214
Expires September 27, 2024
Bonded Thru Budget Notary Services