

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2020-4205

Parcel Identification No 13-4S-16-02951-105

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## WARRANTY DEED

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

**This indenture made the 30th day of December, 2020 between Daniel B. Decker and Jeanne H.**

**Decker, husband and wife**, whose post office address is **1907 SW Sisters Welcome Rd, Lake City, FL**

**32025**, of the County of Columbia, State of Florida, Grantors, to **PFS Solutions, Inc, a Florida Corporation**,

whose post office address is **PO BOX 3001, Lake City, FL 32056**, of the County of , State of Florida, Grantee:

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

Lots 5 and 6, Amelia Landing Phase 1, according to the plat thereof, recorded in Plat Book 1, Pages 38 and 39, 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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered  
in our presence:*

Kelly L. Pearce

WITNESS

PRINT NAME: Kelly L. Pearce

Daniel B. Decker

Daniel B. Decker

Susan B. Weirich

WITNESS

PRINT NAME: Susan B. Weirich

Kelly L. Pearce

WITNESS

PRINT NAME: Kelly L. Pearce

Jeanne H. Decker

Jeanne H. Decker

Susan B. Weirich

WITNESS

PRINT NAME: Susan B. Weirich

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization this 30<sup>th</sup> day of December, 2020, Daniel B. Decker and Jeanne H. Decker, who is/are personally  
known to me or has/have produced FL DL as identification.

Susan B. Weirich  
Signature of Notary Public

