

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 2019-3260VB

Parcel Identification No 21-4S-16-03081-217

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WARRANTY DEED

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

This indenture made the 4th day of December, 2019 between Christopher Ward and Jessica N. Ward F/K/A Jessica E. Nelson, Husband and Wife, whose post office address is 226 SW Morning Glory Drive, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantors, to Edward E. Roling and Helen Roling, Husband and Wife, whose post office address is 5132 Friendship Church Road, Malone, FL 32445, of the County of Jackson, State of Florida, Grantees:

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 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:

Lot 17, Wingate Estates, A Planned Residential Development, according to the Plat thereof, as recorded in Plat Book 1, Pages 22 through 25, 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 Grantees 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.

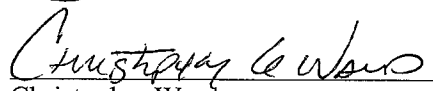
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS Robert Stewart


Jessica N. Ward F/K/A Jessica E. Nelson


WITNESS Regina Simpkins


Christopher Ward

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4 day of December, 2019, Jessica E. Nelson and Christopher Ward, who is/are personally known to me or has/have produced
Driver's License as identification.


Signature of Notary Public Robert S. Stewart

