

Prepared by and return to:

AnnMarie Stoutamire
Giannell Title, LLC
3343 West Commercial Boulevard
Suite 100
Fort Lauderdale, FL 33309
(954) 449-6896
File No FL21-727

Parcel Identification No 00-00-00-12553-000

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WARRANTY DEED

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

This indenture made the 30th day of July, 2021 between Michael Darryl Jarrard a/k/a Michael Jarrard, a married man, whose post office address is 4347 Oak Creek Drive, Gainesville, GA 30506, of the County of Hall, State of Georgia, Grantor, to Joshua W. Cook, a single man, whose post office address is 891 Southwest Poplar Lane, Lake City, FL 32025, 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 22, Block 5, Mc Farlane Park, according to the map or plat thereof as recorded in Plat Book B, Page 5, Public Records of Columbia County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 4347 Oak Creek Drive, Gainesville, GA 30506.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Latonya Claytor
WITNESS
PRINT NAME: Latonya Claytor

Michael Darryl Jarrard
Michael Darryl Jarrard a/k/a Michael Jarrard

Daniel Clauton
WITNESS
PRINT NAME: Daniel Clauton

GEORGIA
STATE OF FLORIDA
COUNTY OF HALL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of July, 2021, by Michael Darryl Jarrard a/k/a Michael Jarrard.

Latonya Claytor
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: Driver's license & Military ID

