

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 2021-4237CC

Parcel Identification No 07-6S-17-09621-204

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## **WARRANTY DEED**

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

**This indenture made the 15th day of January, 2021 between Tim Shaheen, a Married Man, whose post office address is P.O. Box 1171, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Millard J. Blanchard and Stephanie R. Blanchard, Husband and Wife, whose post office address is 206 SW High Field Terrace, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantees:**

**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 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:

See Attached Exhibit "A"

**Said property** is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

**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 Grantees 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:*

Kelly L. Pearce  
WITNESS  
PRINT NAME: Kelly L Pearce  
Kaitlyn Hill  
WITNESS  
PRINT NAME: Kaitlyn Hill

Tim Shaheen  
Tim Shaheen

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 15<sup>th</sup> day of January, 2021, Tim Shaheen, who is/are personally known to me or has/have produced FL DVL as identification.

Kaitlyn Hill  
Signature of Notary Public

