

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-9825

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 16 day of July, 2020, by Alex and Blondina Stevens Family, LLC, A Florida Limited Liability Company, hereinafter called the grantor, to Ashley Nicole Beckman and Brady Christopher Wilkinson whose address is: 426 Pinehurst Drive, Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

Lot 23, Forest Country 6th Addition, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 66 and 67, of the Public Records of Columbia County, Florida.

The herein described property is vacant land and does not constitute the homestead property of the Grantor.

TOGETHER with all 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 to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Wells

Witness:

Mary Wells

Printed Name:

Syrena Philpot

Witness:

Syrena Philpot

Printed Name:

Alex and Blondina Stevens Family, LLC, A
Florida Limited Liability Company

Alex H Stevens, Jr.

Alex H Stevens, Jr. As Managing Member

Lisa S Brinkley

Lisa S Brinkley, As Managing Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2020 by Alex and Blondina Stevens Family, LLC, A Florida Limited Liability Company personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marylin Thomas
Notary Public



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024