

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 2022-5719VB

Parcel Identification No 00-00-00-01351-001

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 3rd day of March, 2022 between **Gerald M. Murphy, a Single Man**, whose post office address is **P.O. Box 92, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantor, to **David W. Houser, a Single Man and Kristine S. Richard, a Single Woman, as Joint Tenants with Right of Survivorship**, whose post office address is **2620 East River Road, Moraine, OH 45439**, of the County of Montgomery, State of Ohio, 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:

Lot, 90, 91 and 86A of Three Rivers Estates Unit No. 21, a Subdivision as per the Plat thereof filed at Plat Book 6, Page 15, of the Public Records of Columbia County, Florida.

Together with that 1991 MERI doublewide mobile home, Identification Nos.: HML2L28453536199A and HML2L28453536199B. The Titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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

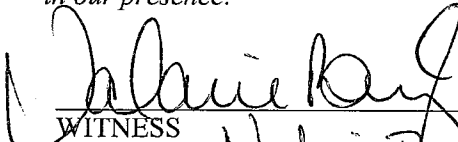
Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

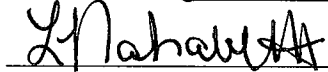
TO HAVE AND TO HOLD the same in fee simple forever.

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.

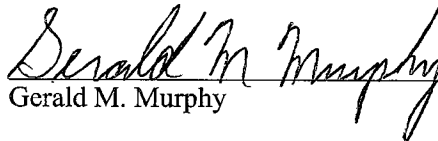
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Valarie Benz

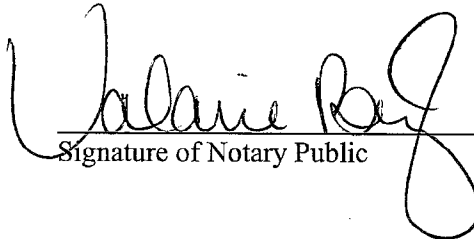

WITNESS

PRINT NAME: Lyndsi Nakhabelian


Gerald M. Murphy

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online
notarization this 3rd day of March, 2022, Gerald M. Murphy, who is/are personally known to me or has/have
produced Drivers License as identification.



Signature of Notary Public

