

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

Inst: 202112023144 Date: 11/15/2021 Time: 3:11PM  
Page 1 of 2 B: 1452 P: 1344, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 525.00

4-11232

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 8 day of November, 2021, by William B. Watkins and His Wife, Patricia S. Watkins, hereinafter called the grantor, to Andy Ramon Gonzalez and His Wife, Kaitlin L. Gonzalez, whose address is: 1290 NW Sophie Dr, White Springs, FL 32096 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 3, Lake City Airpark, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 10, of the Public Records of Columbia County, Florida.**

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:

Lori McWilliams  
Witness:  
Lori McWilliams  
Printed Name:

William B. Watkins  
William B. Watkins

Debra A. Telford  
Witness:  
Debra A. Telford  
Printed Name:

Patricia S. Watkins  
Patricia S. Watkins

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of November, 2021 by William B. Watkins and His Wife, Patricia S. Watkins, who is personally known to me or, if not personally known to me, who produced \_\_\_\_\_ as identification.

(Notary Seal)

Lori McWilliams  
Notary Public

