

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-7059VB

Parcel Identification No 18-5S-17-09280-121

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WARRANTY DEED

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

This indenture made the 27 day of July, 2023 between **Kevin K. Kock and Mary J. Kock, Husband and Wife**, whose post office address is **P.O. Box 2943, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantors, to **Christopher Anthony Garcia and Mary Kay Scott-Garcia, Husband and Wife**, whose post office address is **14625 Northwest 50 Place, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 21, Oaks of Lake City, Phase 1, according to the Plat thereof, recorded in Plat Book 9, Page(s) 46 through 52, of the Public Records of Columbia County, Florida.

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

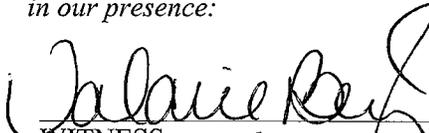
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Valanne Benz

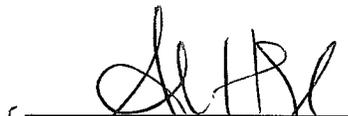

Kevin K. Kock


WITNESS
PRINT NAME: Amber Hsu


Mary J. Kock

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of July, 2023, Kevin K. Kock and Mary J. Kock, who is/are personally known to me or has/have produced DL as identification.


Signature of Notary Public

