

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 2020-3850CC

Parcel Identification No 12-4S-16-02935-206

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of August, 2020 between Bennie W. Frazier and Deborah B. Frazier, Husband and Wife, whose post office address is **7904 Harmony Lake Court, Fort Myers, FL 33907**, of the County of Lee, State of Florida, Grantors, to **Roy G. Canter and Teresa L. Canter, Trustees of Roy G. Canter and Teresa L. Canter Living Trust dated July 2, 2019**, whose post office address is **1150 NW 184th Place, Pembroke Pines, FL 33029**, of the County of Broward, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 6, Captain's Quarters, Replat of Lot 9, Cannon Creek Estates, a Subdivision according to Plat thereof recorded in Plat Book 6, Page 78, 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 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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.

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

And Grantors hereby covenant with the Grantee 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:*

Jacob Nestor

WITNESS

PRINT NAME: Jacob Nestor

Bennie W. Frazier

Bennie W. Frazier

Jonathan Shucavage

WITNESS

PRINT NAME: Jonathan Shucavage

Jacob Nestor

WITNESS

PRINT NAME: Jacob Nestor

Deborah B. Frazier

Deborah B. Frazier

Jonathan Shucavage

WITNESS

PRINT NAME: Jonathan Shucavage

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 13 day of August, 2020, Bennie W. Frazier and Deborah B. Frazier, who is/are personally known to me or has/have produced FL Drivers License as identification.

Vickie L. Golden

Signature of Notary Public

