

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 2020-3962VB

Parcel Identification No 35-3S-15-00276-108

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## WARRANTY DEED

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

This indenture made the 25 day of September, 2020 between Robert McPherson and Barbara McPherson, Husband and Wife, whose post office address is 2920 Wilson Road, St. Cloud, FL 34772, of the County of Osceola, State of Florida, Grantors, to Charles Joseph Matukaitis and Beth Ann Matukaitis, Husband and Wife, whose post office address is 809 Crestwood Road, Englewood, FL 34223, of the County of Sarasota, 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 8, Meadow Woods, according to the Plat thereof as recorded in Plat Book 9, Page 31, 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.

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

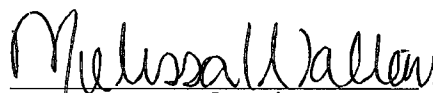
**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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

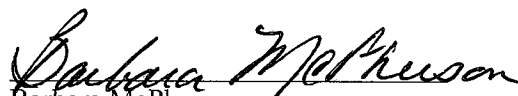
**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

  
\_\_\_\_\_  
WITNESS  
PRINT NAME: KARLE McPherson

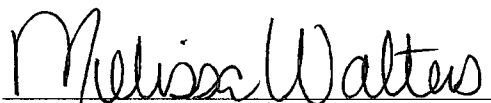
  
\_\_\_\_\_  
Robert McPherson

  
\_\_\_\_\_  
WITNESS  
PRINT NAME: Melissa Walters

  
\_\_\_\_\_  
Barbara McPherson

STATE OF FLORIDA  
COUNTY OF ~~COLUMBIA~~ Osceola  
MW

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 25 day of September, 2020, Robert McPherson and Barbara McPherson, who is are personally known to me or has/have produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Signature of Notary Public  
Melissa Walters

