

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 2020-3667VB

Parcel Identification No 33-3S-16-02438-103

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 7th day of August, 2020 between Simque Construction, LLC, a Florida Limited Liability Company, whose post office address is 518 SW Little Rd, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantor, to Matthew R. Johns and Elizabeth A. Johns, a Married Couple, whose post office address is 1295 Northwest Ashley Street, Lake City, FL 32055, of the County of Columbia, State of Florida, 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 3, Emerald Cove, Phase I, a Subdivision according to the plat thereof recorded in Plat Book 8, Pages 35 and 36, of the Public Records of Columbia County, Florida.

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

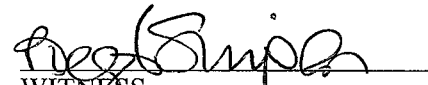
Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

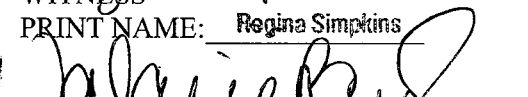
TO HAVE AND TO HOLD the same in fee simple forever.

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

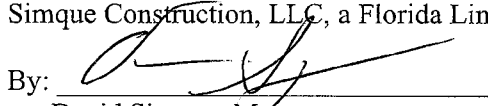
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Regina Simpkins


WITNESS
PRINT NAME: Valerie Benz

Simque Construction, LLC, a Florida Limited Liability Company

By: 
David Simque, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 7th day of August, 2020, David Simque, as Manger of Simque Construction, LLC, who is/are personally known to me or has/have produced Driver's License as identification.


Signature of Notary Public Regina Simpkins

