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Prepared by:
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Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112003188 Date: 02/22/2021 Time: 4:34PM
Page 1 of 2 B: 1430 P: 2588, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 133.00

4-10390

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 18 day of February, 2021, by Jeffrey L. Sprenger and his wife, Jennifer Ann Sprenger, hereinafter called the grantor, to Joseph C. Peurrung whose address is: 725 NW Country Lake Drive, Lake City, FL 32055 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 1, Block A, Forest Country 4th Addition, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 56, 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.

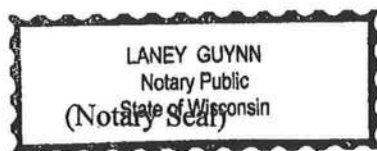
Signed, sealed and delivered in our presence:

Lauren Morgan
Witness:
Lauren Morgan
Printed Name:
Henkelafeso
Witness:
Leonida Ipeja
Printed Name:

Jeffrey L. Sprenger
Jeffrey L. Sprenger
Jennifer Ann Sprenger
Jennifer Ann Sprenger

STATE OF WISCONSIN
COUNTY OF DACOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of February, 2021 by Jeffrey L. Sprenger and his wife, Jennifer Ann Sprenger personally known to me or, if not personally known to me, who produced drivers license as identification.



5/2/2022

Lane Guyann
Notary Public