

\$18.50  
1224.30  

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1242.80

SP-174,900.00

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 2019-2709

Inst: 201912004496 Date: 02/26/2019 Time: 8:19AM  
Page 1 of 2 B: 1378 P: 2670, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk Doc Stamp Deed: 1224.30

Parcel Identification No 18-4S-17-08466-106

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 25th day of February, 2019 between Larry Wyatt and Sheryl A. Wyatt, Husband and Wife**, whose post office address is **576 SW Broderick Drive, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantors, to **Michael Bahr and Shuwei Bahr, Husband and Wife**, whose post office address is **576 SW Broderick Drive, Lake City, FL 32025**, of the County of Columbia, 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 6, Saddle of the South Estates, according to the plat thereof as recorded in Plat Book 6, Page 64, 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 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

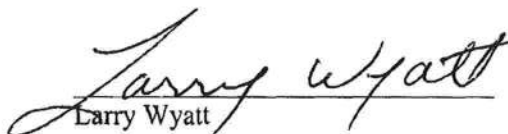
**TO HAVE AND TO HOLD** the same in fee simple forever.

**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.

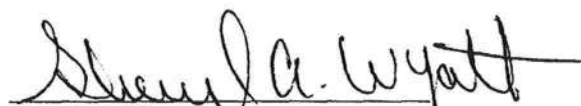
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
WITNESS Regina Simpkins

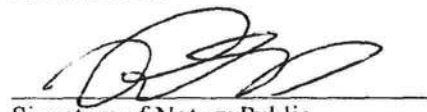
  
Larry Wyatt

  
WITNESS Robert S. Stewart

  
Sheryl A. Wyatt

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2019, by Larry Wyatt and Sheryl A. Wyatt, who are personally known to me or has produced Driver's License as identification.

  
Signature of Notary Public  
Robert S. Stewart

