

Prepared by:

Ashlie Luckey, Esq.
Florida Legal Title, LLC
4045 NW 43rd Street, Suite B
Gainesville, Florida 32606

File Number: 726423LANG

General Warranty Deed

Made this February 10, 2023 A.D. by **Andrew Lang, a single man**, whose address is: PO Box 336, Wellborn, Florida 32094, hereinafter called the grantor, to **Aryella Ronda Trinidad, a single woman and Richard Francis Beeda, a single man, as joint tenants with rights of survivorship**, whose address is: 1277 NW Ashley St, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth that the grantor, for and in consideration of the sum of Ten Dollars (\$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, viz:

Lot 2, Block 1, Highlands, an addition to the City of Lake City, a subdivision according to the plat thereof recorded at Plat Book 3, Page 50, in the Public Records of Columbia County, Florida.

Parcel ID Number: **30-3S-17-05873-000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 December 31, 2022.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

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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:

Cynthia Allen

WITNESS-SIGN
Witness Printed Name Cynthia Allen

Olga Butrovich

WITNESS-SIGN
Witness Printed Name Olga Butrovich

State of ~~Florida~~ Washington
County of ~~Alachua~~ Pierce

Andrew Lang

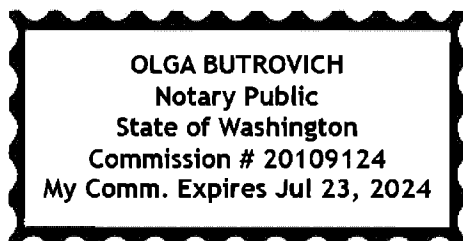
Andrew Lang (Seal)

The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization, this 10 day of February, 2023, by Andrew Lang, a single man, who is/are personally known to me or who has produced a driver's license as identification.

Olga Butrovich

Notary Public
Print Name: Olga Butrovich

My Commission Expires: 7/23/2024



Completed via Remote Online Notarization using 2 way Audio/Video technology.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice