

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 2021-5070MS

Parcel Identification No 23-3S-16-02279-112

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## WARRANTY DEED

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

**This indenture made the 12th day of August, 2021 between Don Little Construction & Roofing Inc., a Florida Corporation, whose post office address is PO Box 2254, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Robert J. Turner and Nancy L. Turner, Trustees of The Turner Family Trust Dated March 5, 2005, whose post office address is 371 NW Federal Court, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantee:**

**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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 12, of Turkey Creek, Unit 1, a Planned Residential Development, per map or plat thereof, as recorded in Plat Book 9, Pages 141 through 147, 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 2021 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 Grantee 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.

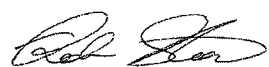
**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

Melissa Stokes

WITNESS

PRINT NAME: Melissa Stokes



WITNESS

PRINT NAME: Robert Stewart


Don Little Construction & Roofing Inc., a Florida Corporation

By: Donald Little

Donald Little, President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization this 12th day of August, 2021, Donald Little, President of Don Little Construction & Roofing Inc., who is personally known to me or has produced a Florida Drivers License as identification.



Signature of Notary Public

