

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 2021-4831MS

Parcel Identification No 11-4S-16-02905-343

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WARRANTY DEED

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

This indenture made the 6th day of August, 2021 between Jennifer Bedenbaugh Peeler f/k/a Jennifer Bedenbaugh, a Married Woman, whose post office address is 191 SW Covey Court, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to Tye J. Gerondale and Ashley R. Gerondale, Husband and Wife, whose post office address is 370 SW Woodcrest Drive, Lake City, FL 32024, 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 43, Woodcrest, Unit 2, according to the map or plat thereof, recorded in Plat Book 6, Page 186, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

In Witness Whereof, Grantor has 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

Valaine Benz
WITNESS

PRINT NAME: Valaine Benz

Jennifer Bedenbaugh Peeler
Jennifer Bedenbaugh Peeler f/k/a Jennifer Bedenbaugh

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of August, 2021, Jennifer Bedenbaugh Peeler f/k/a Jennifer Bedenbaugh, who is/are personally known to me or has/have produced FL ID as identification.

Melissa Stokes
Signature of Notary Public

