

3900

This Instrument Prepared By:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

ATT# 1-40324

## Warranty Deed

THIS WARRANTY DEED made this 16<sup>th</sup> December, 2019 BY Florida Land Brokers, LLC, A Florida Limited Liability Company, hereinafter called the grantor, to Stephen D. Lambert whose post office address is: 2125 E Ranch Road, Tempe, AZ 85283 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:*

**Parcel No. 11 of a survey of the S 1/2 of the SE 1/4 and the NE 1/4 of the SE 1/4 of Section 20, Township 5 South, Range 16 East, said survey performed by B. G. Moore, Registered Land Surveyor, as shown on plat dated April 10, 1970, said lands being more particularly described as follows: The E 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4.**

**Less and Except any part lying within a Road Right of Way.**

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.

CP 0366 7-012  
480. 310. 7169

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:

WITNESS

Elaine Miles  
PRINTED NAME

WITNESS

Sandra K. Febridge  
PRINTED NAME

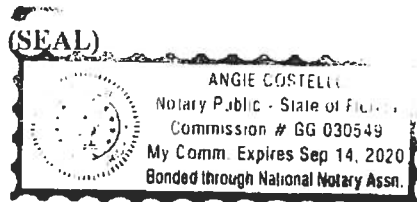
Florida Land Brokers, LLC, A Florida Limited Liability Company

BY: William E. Perin  
William E. Perin, as AMBR

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 16<sup>th</sup> December, 2019 by William E. Perin, as Authorized Member of Florida Land Brokers, LLC, A Florida Limited Liability Company personally known to me or, if not personally known to me, who produced Florida Driver's License for identification and who did not take an oath.



Angie Costello  
NOTARY PUBLIC

My Commission Expires: 9-14-2020