

Prepared by and record and return to:
Douglas Johnson
Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 12494

General Warranty Deed

Made May 31, 2022 A.D. By **Jeffrey Young and Christina Young, husband and wife**, whose address is: 2414 Arlington Dr, Enid, Oklahoma 73703, hereinafter called the grantor, to **Ryan M Smith and Frances A Visconti, husband and wife**, whose post office address is: 15531 NE 13th Place, Williston, Florida 32696, 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 1, Sedgefield, Phase One, according to the Plat thereof, recorded in Plat Book 7, Page(s) 87 through 92, of the Public Records of Columbia County, Florida.

Parcel ID Number: 03-6S-16-03767-101

Together with all the 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 December 31, 2021.

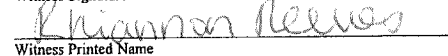
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

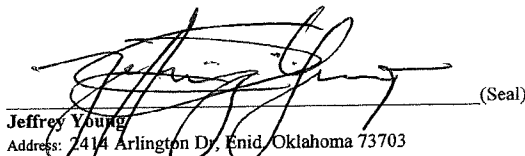

Witness Signature

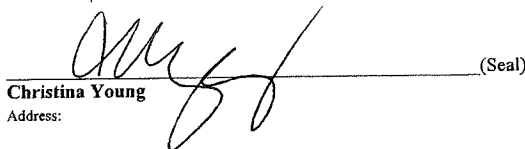

Witness Printed Name


Witness Signature

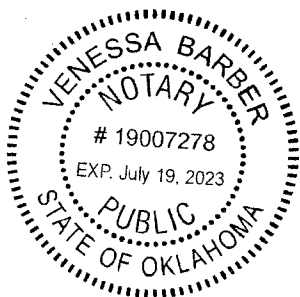

Witness Printed Name

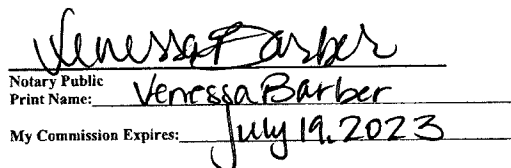
State of OK
County of Garfield

 (Seal)
Jeffrey Young
Address: 2414 Arlington Dr, Enid, Oklahoma 73703

 (Seal)
Christina Young
Address:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of May, 2022, by Jeffrey Young, and Christina Young, husband and wife, who is/are personally known to me or who has produced Driver License as identification.




Notary Public
Print Name: Venessa Barber
My Commission Expires: July 19, 2023