

Prepared by and return to:

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File Number: Z15  
Will Call No.:

Inst: 202212008027 Date: 04/26/2022 Time: 9:32AM  
Page 1 of 1 B: 1465 P: 190, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy ClerkDoc Stamp-Deed: 1610.00

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## Warranty Deed

**This Warranty Deed** made this 21<sup>st</sup> day of April, 2022 between Jennifer Lloyd, as Trustee of the Vernon J. Lloyd Living Trust, dated October 14, 2002, whose post office address is 1534 NW Frontier Drive, Lake City, FL 32055, grantor, and Gary R. Zwerdling and Lisa R. Zwerdling, husband and wife, whose post office address is 14624 Catamaran Place, Naples, FL 34114, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

**Lot 24, Village on the Green, a subdivision according to the plat thereof recorded in Plat Book 5, Pages 95/95A, Public Records of Columbia County, Florida.**

**Columbia County Parcel No. 26-3S-16-02307-124**

The property is not the homestead of the Grantor, and is not now nor has it ever been the primary residence or homestead of the Grantor, or the Grantor's spouse or any dependent child of the Grantor.

**Subject to:** Covenants, reservations, restrictions and easements of record; easements shown by a plat of the property and visible easements.

**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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Leah Macha*

Witness Name: *Leah Macha*

*Elizabeth Milto*

Witness Name: *Elizabeth Milto*

*Jennifer Lloyd* (Seal)  
Jennifer Lloyd, as Trustee of the  
Vernon J. Lloyd Living Trust,  
dated October 14, 2002

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21<sup>st</sup> day of April, 2022 by Jennifer Lloyd, Trustee of the Vernon J. Lloyd Living Trust, dated October 14, 2002, who has produced a driver's license as identification.



(NOTARIAL SEAL)

*Leah Macha*  
Notary Public - State of Florida