

Prepared by and return to:

Joseph Edward Bebout and Patricia Bebout  
237 NW Harris Lake Drive  
Lake City, FL 32055

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 15th day of September, 2023 between Joseph Edward Bebout and Patricia Bebout, Husband and Wife, whose post office address is 237 NW Harris Lake Drive, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantors, to Joseph Edward Bebout and Patricia Bebout, Husband and Wife, and Edward Thomas Bebout, a Single Man, as Joint Tenants with Right of Survivorship, whose post office address is 237 NW Harris Lake Drive, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 58, Fairway View "Unit 1", according to the Plat thereof, recorded in Plat Book 3, Pages 97-99, 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 2023 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered  
in our presence:

Valarie Benz  
WITNESS

PRINT NAME: Valarie Benz

Joseph E. Bebout  
WITNESS

PRINT NAME: Jessica Moore

Joseph E. Bebout  
Joseph Edward Bebout

Patricia Bebout  
Patricia Bebout

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of September, 2023, by **Joseph Edward Bebout and Patricia Bebout.**

Valarie Benz  
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: FL Drivers License

