

WARRANTY DEED

This Warranty Deed made and executed the 4th day of November, 2019, by **SUBRANDY LIMITED PARTNERSHIP**, a Florida limited partnership, hereinafter called the grantor, to **CHRISTOPHER N. BROWN**, whose post office address is 884 SW Morning Star Glen Fort White, FL 32038, 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 the 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, viz

Lot 14, Ancient Oaks, a subdivision as recorded in Plat Book 7, Page 78, Columbia County, Florida, subject to Restrictions recorded in O.R. Book 933, Pages 2636-2637 Columbia County, Florida, and subject to Power Line Easement.

This deed is given in fulfillment of a certain agreement for deed recorded in O.R. Book 1041, Pages 1372-1381, Columbia County, FL and in which the documentary stamps have been paid.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

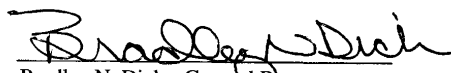
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple: that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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: Suzanne Rossignol

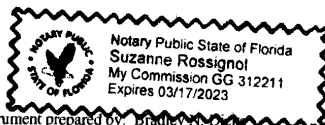

Witness: Al Lewings Jr.


Bradley N. Dicks, General Partner
Subrandy Limited Partnership

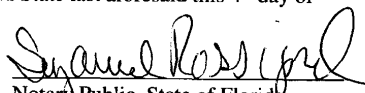
State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of November, 2019



This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056


Notary Public, State of Florida

Inst: 201912026377 Date: 11/13/2019 Time: 10:28AM
Page 1 of 1 B: 1398 P: 197% P: DeWitt Cason, Clerk of Court
Columbia County, FL
Deputy ClerkDoc Stamp Deed: 0.70