

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

ATT# 4-9286

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 1 day of November, 2019, by Charles H. Boardman, IV and His Wife, Elizabeth C. Boardman, hereinafter called the grantor, to Joseph H. Huchingson and His Wife, Lisa H. Huchingson whose post office address is: 355 SW Sweetbreeze Drive, Lake City, FL 32024 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:

Lot 3, Block A, Cypress Lake, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 74 and 74A, of the Public Records of Columbia County, Florida.

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.

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:

Amber D. Annunzio

Witness:

Printed Name:

Brandi Lynn Lee

Witness:

Brandi Lynn Lee

Printed Name:

Charles H. Boardman, IV

Charles H. Boardman, IV

Elizabeth C. Boardman

Elizabeth C. Boardman

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1 day of November,
2019 by CHARLES H. BOARDMAN, IV AND HIS WIFE, ELIZABETH C.
BOARDMAN personally known to me or, if not personally known to me, who produced
D2 for identification and who did not take an oath.

Brandi Lynn Lee
Notary Public

(Notary Seal)



Brandi Lynn Lee
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG052483
Expires 12/5/2020