

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3687CC

Parcel Identification No 01-5S-16-03397-103

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the **9th day of July, 2020** between **Roger S. Leavitt and Evelyn A. Leavitt, Husband and Wife**, whose post office address is **P.O. Box 2221, Lake City, FL 32056**, of the County of , State of Florida, Grantors, to **Christopher David Miller and Elaine M. Miller, Husband and Wife**, whose post office address is **295 Commons Lp. Ste 115-172, Lake City, FL 32055**, of the County of , 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 3, Cove at Rose Creek, according to the map or plat thereof, as recorded in Plat Book 8, Pages 107 through 109, 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 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

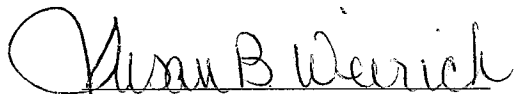
Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

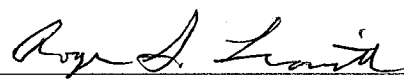
TO HAVE AND TO HOLD the same in fee simple forever.

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.

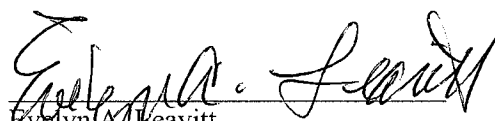
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

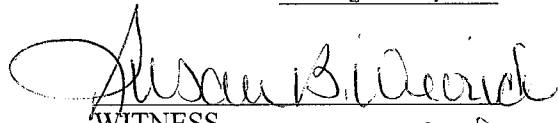
*Signed, sealed and delivered
in our presence:*

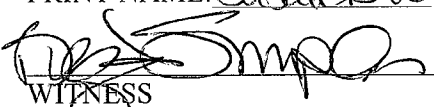

WITNESS
PRINT NAME: Susan B. Weirich


Roger S. Leavitt


WITNESS
PRINT NAME: Regina Simpkins

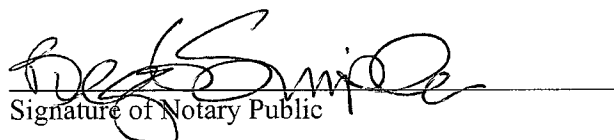

Evelyn A. Leavitt


WITNESS
PRINT NAME: Susan B. Weirich


WITNESS
PRINT NAME: Regina Simpkins

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 9 day of July, 2020, Roger S. Leavitt and Evelyn A. Leavitt, who is/are personally known to me or has/have produced Driver's License as identification.


Signature of Notary Public

