


Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 Northwest Cole Terrace
Lake City, FL 32055
4-12129

Inst: 202312004329 Date: 03/14/2023 Time: 10:37 AM
Page 1 of 2 B: 1486 P: 942, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 490.00

Warranty Deed

This Warranty Deed is executed this 1st day of February, 2023 by Brian Dale Baker and Shallyn Marie Baker, husband and wife, whose address is 9525 Schaaf Road, Shreve, OH 44676, hereinafter called the grantor, to Franz H. Metz and Melissa Metz, as Trustees of The Revocable Metz Family Trust dated May 10, 2016, whose address is 304 W Howard St, Live Oak, FL 32064, 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 said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 40, Cobblestone, Unit 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 21 through 24, of the Public Records of Columbia County, Florida.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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:

Jennifer Reed
Witness

Jennifer Reed
Printed Name

Jordan T. Peck
Witness

Jordan T. Peck
Printed Name

Brian Dale Baker
Brian Dale Baker

Shallyn Marie Baker
Shallyn Marie Baker

STATE OF Ohio
COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 1st day of March, 2023, by Brian Dale Baker and Shallyn Marie Baker.

Melissa J Feikert
Signature of Notary Public
Print, Type/Stamp Name of Notary




MELISSA J FEIKERT
Notary Public
State of Ohio
My Comm. Expires
February 7, 2025

Personally Known: ✓ OR Produced Identification: _____
Type of Identification _____
Produced: _____

**FLORIDA
Self-Proving Affidavit**

STATE OF FLORIDA
COUNTY OF SUWANNEE

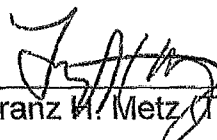
We, Franz H. Metz and Melissa H. Metz, the Grantors and the Trustees and Jackie Glinda Musgrove and Thomas E. Musgrove, Jr., the Witnesses, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Grantors, in the presence of witnesses, signed the instrument as their Joint Revocable Living Trust, that the Grantors signed, and that each of the witnesses, in the presence of the Grantors and in the presence of each other, signed the Joint Revocable Living Trust as a witness.



Franz H. Metz (Grantor)



Melissa H. Metz (Grantor)



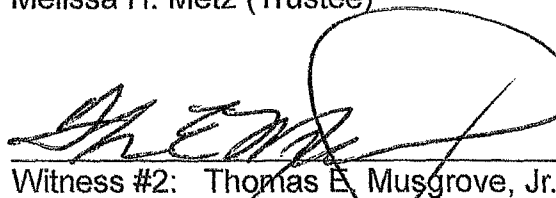
Franz H. Metz (Trustee)



Melissa H. Metz (Trustee)



Witness #1: Jackie Glinda Musgrove




Witness #2: Thomas E. Musgrove, Jr.

Subscribed and sworn to before me by Franz H. Metz and Melissa H. Metz, the Grantors who are personally known to me or who have produced _____ as identification, by Franz H. Metz and Melissa H. Metz, Co-Trustees who are personally known to me or who has produced _____ as identification,

by Jackie Glinda Musgrove, a witness who is personally known to me or who has produced FL Driver's License as identification,

by Thomas E. Musgrove, Jr., a witness who is personally known to me or who has produced FL Driver's License as identification,

on May 10th, 2016.



Christine Townsend, Notary Public
My Commission Expires:

