

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 2021-5063KP

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL
Duffy L. Pearson

Parcel Identification No 11-4S-16-02905-203

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of September, 2021 between Ricky E. Fair and Le Anne Fair a/k/a Leanne D. Fair, Husband and Wife, whose post office address is 655 West Marina Cove Drive Apt 249, St. Augustine, FL 32080, of the County of St. Johns, State of Florida, Grantors, to David Dunne and Wendi L. Dunne, Husband and Wife, whose post office address is 181 SW Huntington Glen, Lake City, FL 32024, 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 3, Huntington at Woodcrest, a subdivision according to the Plat thereof recorded in Plat Book 6, Pages 145 through 146, Public Records of Columbia County, Florida.

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

Subject to taxes for 2021 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:

Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L. Pearce

Laura Nettles
WITNESS
PRINT NAME: Laura Nettles

R. Fair
Ricky E. Fair

Le Anne Fair
Le Anne Fair a/k/a Leanne D. Fair

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 29 day of September, 2021, Ricky E. Fair and Le Anne Fair a/k/a Leanne D. Fair, who is personally known to me or have produced DVL as identification.

Kelly L. Pearce
Signature of Notary Public

