

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 2021-5513VB

Parcel Identification No 18-5S-17-09280-175

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## WARRANTY DEED

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

This indenture made the 21<sup>st</sup> day of January, 2022 between **David Williams, Jr. and Amelia Dawn Williams, Husband and Wife**, whose post office address is **830 SW Mandiba Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Jeanie Lee Childers and Andrew Miller, Wife and Husband**, whose post office address is **830 SW Mandiba Drive, 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 75, Oaks of Lake City Phase 2, according to the map or plat thereof, as recorded in PRRD Book 1, Pages 40 through 44, inclusive, of the Public Records of Columbia County, Florida.

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

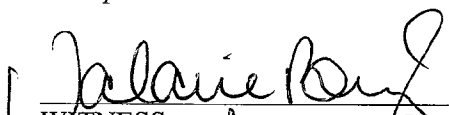
**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

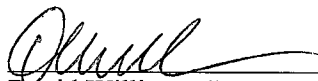
**TO HAVE AND TO HOLD** the same in fee simple forever.

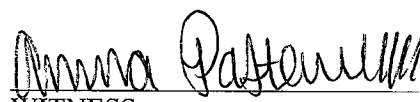
**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

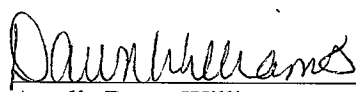
**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

  
WITNESS  
PRINT NAME: Valarie Benz

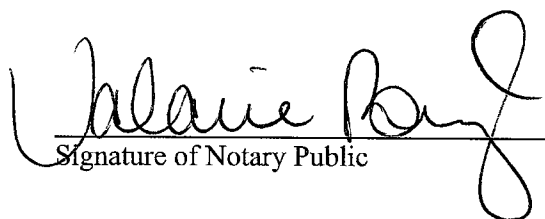
  
David Williams, Jr.

  
WITNESS  
PRINT NAME: ANNA PASTERNAK

  
Amelia Dawn Williams

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21<sup>st</sup> day of January, 2022, David Williams, Jr. and Amelia Dawn Williams, who is/are personally known to me or has/have produced Divers License as identification.

  
Signature of Notary Public

