

Prepared by and return to:

Sherra Gurman  
U.S. Title  
2622-B2 Northwest 43rd Street  
Gainesville, FL 32606  
(352) 372-7000  
File No UG-17823

Parcel Identification No 27-6S-16-03951-117

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## WARRANTY DEED

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

**This indenture made the 24th day of February, 2022 between North Florida Timberland Inc., a Florida Corporation, whose post office address is P.O. Box 1789, Newberry, FL 32669, of the County of Alachua, State of Florida, Grantor, to Madeleine Y. Webb and Robert Stanley Webb, Trustees of Robert S. Webb and Madeleine Y. Webb Inter-Vivos Trust of April 1, 2015 dated April 1, 2015, whose post office address is 2580 West Express Lane, Lecanto, FL 34461, of the County of Citrus, Florida, Grantee:**

**Witnesseth,** that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 17, Foxwood, Phase One, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 86 through 91, 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** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

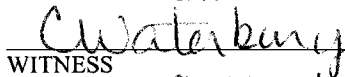
**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_

WITNESS

PRINT NAME: Sherra Gurman

  
\_\_\_\_\_

WITNESS

PRINT NAME: Christy Waterbury


STATE OF FLORIDA  
COUNTY OF ALACHUA

North Florida Timberland Inc., a Florida Corporation

By:   
\_\_\_\_\_

Ernest Vargas, President

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 24th day of February, 2022 by Ernest Vargas President of North Florida Timberland Inc., a FL Corporation, on behalf of the Corporation.

  
\_\_\_\_\_

Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: X

OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

