

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20041

Inst: 202412001341 Date: 01/19/2024 Time: 11:38AM
Page 1 of 2 B: 1506 P: 1644, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 441.00

Warranty Deed

This Warranty Deed is executed this 19 day of January, 2024 by Melissa Raymont and Paul Owen Raymont, Wife and Husband, whose address is 3760 Southeast Country Club Road, Lake City, FL 32025, hereinafter called the grantor, to Taylor M. Garcia, whose address is 367 Southeast Lillian Loop, apt 102, Lake City, FL 32025, 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 13, Rivers Manor Unit I, a subdivision according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 139, of the Public Records of Columbia County, Florida.

Land Use Restriction: No Mobile Home nor Modular Home shall be placed on property and/or Mobile Homes and/or Modular are prohibited from being placed on property.

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:

all/mw
Witness

Ami Robinson
Printed Name

283 NW Cole Terrace, Lake City FL 32055
Witness Postal Address

[Signature]
Witness

Madison Williams
Printed Name

283 NW Cole Terrace, Lake City FL 32055
Witness Postal Address

Melissa Raymont
Melissa Raymont

Paul O. Raymont
Paul Owen Raymont

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 19 day of January, 2024, by Melissa Raymont and Paul Owen
Raymont.

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



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: *DL*
Type of Identification
Produced: *DL*