

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-9538

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 26 day of March, 2020, by Robert Scott Winstead and Paula Wood Winstead, Husband and Wife, hereinafter called the grantor, to Craig Allen Gerald Roberts and his Wife, Miriam E. Roberts whose address is: 351 Southeast Fawn Glen, 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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

Lot 22, Block A, Deerwood Forest - Unit Three, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 64 through 64A, of the Public Records of Columbia County, Florida.

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

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

AND the 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; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Madison Williams
Witness:
Madison Williams
Printed Name:
Syrena Philpot
Witness:
Syrena Philpot
Printed Name:

Robert Scott Winstead
Robert Scott Winstead
Paula Wood Winstead
Paula Wood Winstead

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of March, 2020 by Robert Scott Winstead and Paula Wood Winstead, Husband and Wife personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Michael H. Harrell
Notary Public



Michael H. Harrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG095249
Expires 4/18/2021