

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12474

Inst: 202312016502 Date: 09/05/2023 Time: 2:39PM
Page 1 of 2 B: 1498 P: 227, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 595.00

Warranty Deed

This Warranty Deed is executed this 25 day of August, 2023 by Michael Ross Golden and Rebecca K. Golden, Husband and Wife, whose address is 303 Northwest Lake Lona Loop, Lake City, FL 32055, hereinafter called the grantor, to Christopher Paschall, whose address is 118 SW Merrimack Place, Lake City, FL 32024, 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 (s) 4 and 39, Rolling Oaks, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 132 through 132B, of the Public Records of Columbia County, Florida.

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:

allison

Witness

Amy Robinson

Printed Name

MMW

Witness

Madison Williams

Printed Name

BR

Michael Ross Golden

RK

Rebecca K. Golden

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (physical presence or () online notarization this 25 day of August, 2023, by Michael Ross Golden and Rebecca K Golden.

MMW

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: _____

Type of Identification

Produced: DL