

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
4-11476

Inst: 202212006697 Date: 04/06/2022 Time: 3:43PM
Page 1 of 2 B: 1463 P: 1935, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk Doc Stamp-Deed: 455.00

Warranty Deed

THIS WARRANTY DEED made the 31 day of March, 2022, Benjamin M. Santos, a Single Person, hereinafter called the grantor, to Willis Bryce Lay and His Wife, Jenna Lay whose address is: 163 SW Emerald St., 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 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 24, High Pointe, a Planned Rural Residential Development, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 28 through 31, inclusive, 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:

Paisley Stapleton
Witness

Paisley Stapleton
Printed Name

J. Ermen
Witness

Jessica Ermen
Printed Name

Benjamin M. Santos
Benjamin M. Santos

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of March, 2022, by Benjamin M. Santos, a Single Person who is personally known to me or who has produced Id as identification.

J. Ermen
Notary Public

(Notary Seal)

