

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2020-4167CC

Parcel Identification No 33-3S-17-06388-000

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## WARRANTY DEED

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

**This indenture made the 18th day of December, 2020 between Rebecca J. Jones a/k/a Rebecca Jane Jones, a Single Woman, Trustee of The Jones Living Trust, whose post office address is 301 NW Brookside Ct, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantor, to Chad McCormick, a Single Man, whose post office address is P.O. Box 2182, Lake City, FL 32056, of the County of , State of 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 5, Block 2, Morningside Heights, as per plat thereof, recorded in Plat Book 3, Page 1, of the Public Records of Columbia County, Florida.

**Said property** is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

**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.

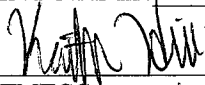
**TO HAVE AND TO HOLD** the same in fee simple forever.

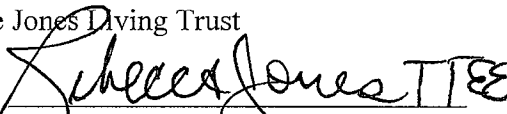
**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful 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: Robert Stewart

  
WITNESS  
PRINT NAME: Kaitlyn Hill

The Jones Living Trust  
By:   
Rebecca J. Jones a/k/a Rebecca Jane  
Jones, Individually and as Surviving Co-  
Trustee of The Jones Living Trust,

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization this 18 day of December, 2020, Rebecca J. Jones a/k/a Rebecca Jane Jones, Individually and as  
Trustee of The Jones Living Trust, who is/are personally known to me or has/have produced  
DVL as identification.

  
\_\_\_\_\_  
Signature of Notary Public

