

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 2020-4006VB

Parcel Identification No 34-3S-17-07119-000

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WARRANTY DEED

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

This indenture made the 16th day of November, 2020 between Diana M. Daniel, a Single Woman, whose post office address is **3932 SW Watson Street, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantor, to **Brandon Edgerly, a Single Man and Lisa Schauer, a Single Woman**, whose post office address is **239 SE Olustee Avenue, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 12, Block 2, Country Club Estates "Replat", according to the plat thereof as recorded in Plat Book 3, Page 32, of the public records of Columbia County, Florida.

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

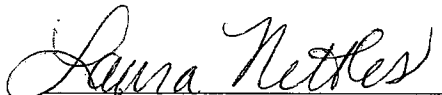
Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

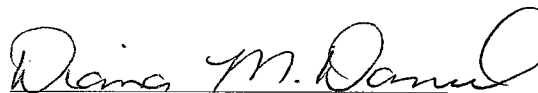
TO HAVE AND TO HOLD the same in fee simple forever.


And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:*


WITNESS
PRINT NAME: Laura Nettles


Diana M. Daniel


WITNESS
PRINT NAME: Robert Stewart

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 16 day of November, 2020, Diana M. Daniel, who is/are personally known to me or has/have produced FL P/L as identification.



Signature of Notary Public

