

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 2019-3235CC

Parcel Identification No 13-4S-17-08335-026

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## WARRANTY DEED

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

**This indenture made the 22nd day of November, 2019 between Winton D. Worswick, a Single Man,**  
whose post office address is **P.O. Box 3036, Lake City, FL 32056**, of the County of Columbia, State of Florida  
, Grantor, to **David Lee Bader, a Single Man**, whose post office address is **161 SE Sulton Loop, Lake City,**  
**FL 32025**, of the County of Columbia, 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:

TOWNSHIP 4 SOUTH, RANGE 17 EAST, SECTION 13: Commence at the Southwest corner of W 1/2 of SE 1/4 of Section 13, Township 4 South, Range 17 East, Columbia County, Florida and run thence N 1°41'25" E, along the West line of W 1/2 of the SE 1/4, 30.00 feet to the North right-of-way line of Weeks Road; thence N 89°18'59" E, 343.74 feet; thence run N 1°41'25" E 160.00 feet to the POINT OF BEGINNING; thence continue N 1°41'25" E, 160.00 feet; thence run N 89°18'59" E, 283.69 feet; thence run S 1°41'25" W, 160.00 feet; thence run S 89°18'59" W, 283.69 feet to the POINT OF BEGINNING. ALSO KNOWN AS LOT 3, BLOCK B, DEERHAVEN SUBDIVISION, AN UNRECORDED SUBDIVISION.

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

**Subject to** taxes for 2019 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.

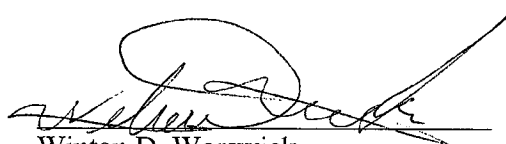
**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

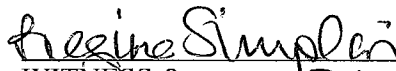
*Signed, sealed and delivered  
in our presence:*



WITNESS Robert S. Stewart



Winton D. Worswick



WITNESS Regina Simpkins

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22 day of November, 2019, Winton D. Worswick, who is/are personally known to me or has/have produced FLP/L as identification.



Signature of Notary Public Robert S. Stewart

