

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 2019-3325

This deed was given without the benefit  
of a search or issuance of Title Insurance.

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## WARRANTY DEED

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

This indenture made the 27<sup>th</sup> day of August, 2020 between **Douglas W. Handy,**

**a Married Man**, whose post office address is **P. O. Box 399, Lake City, FL 32056-0399**, of the County of

Columbia, State of Florida, Grantors, to **Brent Handy, a Married Man**, whose address is **296 SW Bradshaw**

**Circle, Lake City, FL 32024** of the County of Columbia, State of Florida, Grantee:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Section 1, Township 5 South, Range 16 East

Begin at the southeast corner of the N ½ of SW ¼ of NW ¼, Section 1, Township 5 South, Range 16 East, Columbia County, Florida and run thence S 00°24'52" E, along the east line of said SW ¼ of NW ¼, 100.02 feet to the north line of the Cove at Rose Creek, a subdivision according to the plat thereof as recorded in Plat Book 8, Pages 107 through 109, of the public records of Columbia County, Florida, thence S 89°22'22" W, along said north line, 620.13 feet; thence N 00°00'02" W, 330.41 feet; thence N 89°24'41" E, 617.74 feet to the east line of said SW ¼ of NW ¼, thence S 00°24'52" E along said east line, 229.96 feet to the point of beginning. Containing 4.69 acres more or less.

**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.**

**GRANTEE, BRENT HANDY, IS THE SON OF GRANTOR, DOUGLAS W. HANDY.**

**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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

Valarie Benz  
WITNESS Valarie Benz

Kaitlyn Hill  
WITNESS Kaitlyn Hill

Douglas W. Handy  
Douglas W. Handy

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged ☒ by physical presence or ☐ by online Notarization before me this 2<sup>nd</sup> day of August, 2020, by **Douglas W. Handy**, who is/are personally known to me or has/have produced Drivers License as identification.

Valarie Benz  
Signature of Notary Public

