


Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
4-11406

Inst: 202212005850 Date: 03/25/2022 Time: 1:36PM
Page 1 of 2 B: 1462 P: 1904, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 280.00

Warranty Deed

THIS WARRANTY DEED made the 22 day of March, 2022, by IC Construction LLC, a Florida Limited Liability Company hereinafter called the grantor, to Patrick Mitchell and his Wife, Brigitte Mitchell whose address is: 122th 10th Street SW, Jasper, FL 32052 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 77, Oak of Lake City, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 40, 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.

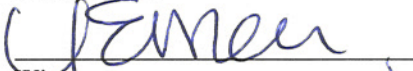
Signed, sealed and delivered in our presence:



Witness

Madison Williams

Printed Name



Witness

Chelsea

Printed Name


Isaiah J. Cully as Manager of IC Construction,
LLC. A Florida Limited Liability Company

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22 day of March 2022, by Isaiah J. Cully as Manager of
IC Construction LLC, A Florida Limited Liability Company who is personally known to
me or who has produced DL as identification.



Notary Public

(Notary Seal)



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026