

Prepared by and return to:

Crystal L. Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 21-064

Parcel Identification No 16-7S-17-10006-201

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WARRANTY DEED

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

This indenture made the 10th day of February, 2021 between Bemby Builders Inc., a Florida Corporation, whose post office address is P.O. 1306, High Springs, FL 32655, of the County of Alachua, State of Florida, Grantor, to James Larry Hicks and Cynthia Kay Hicks, husband and wife, whose post office address is 6716 Poley Creek Drive East, Lakeland, FL 33811, of the County of Polk, 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 1, RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 1, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 51 through 53, 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 covenant with the Grantees 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:

Anita W. Frankenger

WITNESS

PRINT NAME: Anita W. Frankenger

Kathy Edgeworth

WITNESS

PRINT NAME: Kathy Edgeworth

Bembry Builders Inc., a Florida Corporation

By: William H. Bembry
William H. Bembry

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of Feb, 2021 by William H. Bembry, President of Bembry Builders Inc., a FL Corporation, on behalf of the Corporation.

Anita W. Frankenger

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: ☒

OR Produced Identification: _____

Type of Identification Produced: _____

