

Prepared by:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-9832

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 31 day of July, 2020, by George Puskas, II, hereinafter called the grantor, to Brian Howard Trujillo and his Wife, Heather Alyssa Trujillo whose address is: 5875 Rock River Lane, Kuna, ID 83634 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 13, Westwind Estates, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 126 and 127, 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:

Mary McRae
Witness:
Mary McRae
Printed Name:

George Puskas II
George Puskas, II

Jessica M. Thomas
Witness:
Jessica M. Thomas
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2020 by George Puskas, II personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marilyn Thomas
Notary Public

