

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 2021-4686KP

Parcel Identification No 20-3S-17-05395-000

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WARRANTY DEED

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

This indenture made the 23rd day of June, 2021 between Larilla Barrs a/k/a Edna O. Barrs, a Single Woman, whose post office address is **816 Dempsey St, Branford, FL 32008**, of the County of Suwannee, State of Florida, Grantor, to **Faustino Altamirano Contreras, a Married Man**, whose post office address is **649 NE Double Run Road, Lake City, FL 32055**, 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:

Lot 8, Villa Granada, a subdivision according to the map or plat thereof, as recorded in Plat Book 3, Page 10, 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 2021 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:*

Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L. Pearce

Kaitlyn Hill
WITNESS
PRINT NAME: Kaitlyn Hill

Larilla Barrs
Larilla Barrs a/k/a Edna O. Barrs

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of June, 2021, Larilla Barrs a/k/a Edna O. Barrs, who is/are personally known to me or has/have produced DVL as identification.

Kelly L. Pearce
Signature of Notary Public

