

Prepared by:

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Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112001538 Date: 01/28/2021 Time: 3:32PM
Page 1 of 2 B: 1429 P: 198, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 455.00

4-10370

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28 day of January, 2021, by Tara Schilling and her husband, Gregory Schilling, hereinafter called the grantor, to Daniel P. Shelley and his wife, Rachel D. Shelley whose address is: 212 SW Scott Place, Lake City, FL 32024 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)

Witneseth: 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 61, Oaks of Lake City, Phase 2, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 40 through 44, 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:

Macy McRae
Witness:
Macy McRae
Printed Name:

Megan Grubb
Witness:
Megan Grubb
Printed Name:

Tara Schilling
Tara Schilling
Gregory Schilling
Gregory Schilling

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 28 day of January, 2021 by Tara Schilling and her husband,
Gregory Schilling personally known to me or, if not personally known to me, who
produced DL as identification.

Jessica Marilyn Thomas
Notary Public

(Notary Seal)

