

Inst: 202212000930 Date: 01/18/2022 Time: 10:23AM
Page 1 of 5 B: 1457 P: 204, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 440.30

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

4-11371

Warranty Deed

Trust to Individual or Corporation or LLC or Trust

THIS WARRANTY DEED made this 4 day of January, 2022, by Philip Adrian Carnevale A/K/A Phillip Adrian Carnevale Individually and as Successor trustee of The Carnevale Family Living Trust Agreement dated March 24, 2008 and Christian Nicholas Carnevale and Ava Maria Carnevale hereinafter called the grantor, to Douglas Libby and his Wife, Barbara Lee Libby whose address is: 19432 161st Court, Obrien, FL 32071 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:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The above described property is not the Homestead of Ava Maria Carnevale nor has it ever been the Homestead of the same who in fact resides at 98 North St. Locust Valley, NY 11560.

The above described property is not the Homestead of Christian Nicholas Carnevale nor has it ever been the Homestead of the same who in fact resides at 2121 Chatham, Dalton GA 30720.

The above described property is not the Homestead of Philip Adrian Carnevale nor has it ever been the Homestead of the same who in fact resides at 569 SW Cirrus Drive, Lake City, FL 32025.

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:

Micah T Dixon
Witness:
Micah T Dixon
Printed Name:

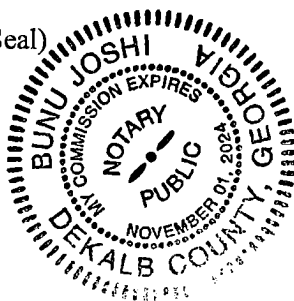
Christian Nicholas Carnevale 12/31/2021
Christian Nicholas Carnevale

Audrey Hockerson
Witness:
Audrey Hockerson
Printed Name:

STATE OF GA
COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 31st day of December, 2021 by Christian Nicholas Carnevale, who is
personally known to me or who has produced GA PL 061781295 as identification.

(Notary Seal)



Bj 12/31/2021
Notary Public

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:

Shamita Johnston

Printed Name:

Maria S. S. S. S.

Witness:

Maria S. S. S. S.

Printed Name:

Ava Maria Carnevale

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 4th day of January, 2022 by Ava Maria Carnevale, who is personally
known to me or who has produced NYS DL as identification.

(Notary Seal)

Stephanie Morone
Notary Public

STEPHANIE MORONE
Notary Public - State of New York
No. 01MO6394198
Qualified in Nassau County
My Commission Expires July 01, 2023

11371

Exhibit "A"

Lot 17, Lake City AirPark, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 10, of the Public Records of Columbia County, Florida.

All Grantors named herin are conveying their undivided interest in the above described property.