

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 2021-4587MS

Parcel Identification No 26-3S-16-02307-116

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## **WARRANTY DEED**

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

**This indenture made the 4th day of May, 2021 between Rachel R. Umstead, a Single Woman, whose post office address is 175 SW Stafford Court, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantor, to Levi W. Gowens and Jennifer Gowens, Husband and Wife, whose post office address is 1507 NW Frontier Dr, Lake City, FL 32055, of the County of Columbia, 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 16, "Village on the Green", a Subdivision according to the plat thereof recorded in Plat Book 5, Pages 95 and 95-A, in 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 Grantees 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:

Anna Pasternak

WITNESS

PRINT NAME: Anna Pasternak

Rachel R. Umstead

Rachel R. Umstead

Susan B. Weirich

WITNESS

PRINT NAME: Susan B. Weirich

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ( ) online notarization this 4<sup>th</sup> day of May, 2021, Rachel R. Umstead, who is/are personally known to me or has/have produced FLDL as identification.

Susan B. Weirich

Signature of Notary Public

