

PREPARED BY & RETURN TO:

Name: Marla M. Landin, an employee of
Integrity Title Services, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 21-04010TL
Parcel No.: 02816-023

Inst: 20211208523 Date: 04/28/2021 Time: 9:47AM
Page 1 of 2 B: 1436 P: 431, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 539.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 22nd day of April, 2021, by **ROBERT A. EDWARDS** and **REGINA M. EDWARDS**, hereinafter called the Grantors, to **OLISA PROPERTIES, LLC**, having its principal place of business at **343 SW PARKER LANE, LAKE CITY, FL 32024**, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

See Attached Exhibit A

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

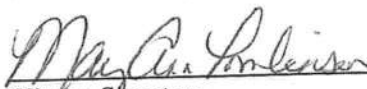
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


TO HAVE AND TO HOLD the same in fee simple forever.

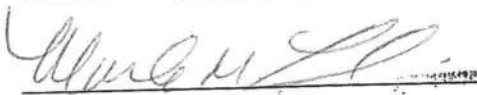
And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

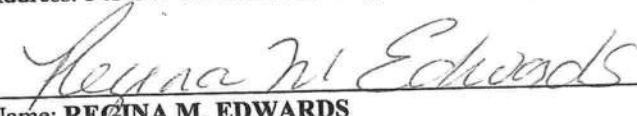
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: MARY ANN TOMLINSON


Name: **ROBERT A. EDWARDS** L.S.
Address: **343 SW PARKER LANE, LAKE CITY, FL 32024**


Witness Signature
Printed Name: Marla M. Landin


Name: **REGINA M. EDWARDS** L.S.
Address: **343 SW PARKER LANE, LAKE CITY, FL 32024**

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of April, 2021, by **ROBERT A. EDWARDS** and **REGINA M. EDWARDS**, who are personally known to me or who have produced Driver's License as identification.

42265

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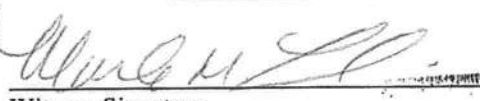
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IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: MARY ANN TOMLINSON

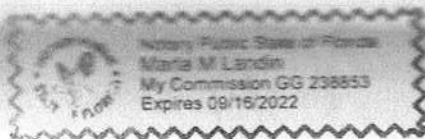

Name: **ROBERT A. EDWARDS**
Address: **343 SW PARKER LANE, LAKE CITY, FL 32024**

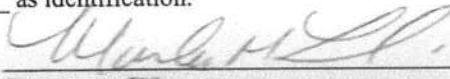

Witness Signature
Printed Name: Marla M. Landin


Name: **REGINA M. EDWARDS**
Address: **343 SW PARKER LANE, LAKE CITY, FL 32024**

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of April, 2021, by **ROBERT A. EDWARDS** and **REGINA M. EDWARDS**, who are personally known to me or who have produced Driver's License as identification.




Signature of Notary
Printed Name: Marla M. Landin
My commission expires: 9/16/22

"EXHIBIT A"

LOT 7 OF BARWICK NORTH SUBDIVISION, UNRECORDED, TO WIT:

The West 148.54 feet of the North 344.00 feet of the NW 1/4 of the SW 1/4, LESS AND EXCEPT the North 54 feet thereof, lying within the boundaries of HOBBS HEIGHTS SUBDIVISION, a subdivision as recorded in Plat Book 4, Page 25 and 25A, public records of Columbia County, Florida and subject property is adjacent and contiguous with the South boundary of HOBBS HEIGHTS SUBDIVISION, subject to power line easement along the South side thereof. Lying and being in Section 8, Township 4 South, Range 16 East, Columbia County, Florida.

TOGETHER WITH one 1991 HORTON triple wide mobile home, Identification Numbers: H61548GL, H61548GR, AND H61548GK, located on the above described real property and considered a part thereof.