Inst. Number: 202112013217 Book: 1441 Page: 1310 Page 1 of 3 Date: 7/1/2021 Time: 2:41 PM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 455.00

BSG:lss 8421.01-21-078 6/20/2021

> This instrument prepared by Bonnie S. Green Darby Peele & Green, PLLC Attorney at Law 1241 South Marion Avenue Lake City, Florida 32025

REC. \$\frac{12.00}{9.55.00}\$

INT. \$\frac{1}{9}\$

INDEX \$\frac{1}{9}\$

GONSIDENATION \$\frac{1}{9}\$

GON

Inst: 202112013217 Date: 07/01/2021 Time: 2:41PM
Page 1 of 3 B: 1441 P: 1310, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR

Deputy ClerkDoc Stamp-Deed: 455.00

WARRANTY DEED

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, viz:

Lot 56, MEADOWLANDS PHASE 4, a subdivision as recorded in Plat Book 8, Pages 11-14, of the public records of Columbia County, Florida.

Tax Parcel Number: 36-5S-16-03761-156

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same and the lien for current taxes.

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TOGETHER WITH all the 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 December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the

day and year first above written.

Signed, sealed and delivered in the presence of:

ii tile presence or

Witness

BONNIE S. GREEN

(Print/type name)

Witness

Loretta S. Steinmann

(Print/type name)

BAR D RANCH PARTNERSHIP a Florida general partnership

By:

N. TERRY DICKS

General Partner

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James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 455.00

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument v	was acknowledged, before m	ne by means of Probysical
presence or □ online notarization t	his 28 day of	2021 by N TERRY
presence or □ online notarization t DICKS, as General Partner√of BA	AR D RANCH PARTNERSH	IP A FLORIDA GENERAL
PARTNERSHIP, for and on behal		
produced	as identification.	- Porconally known to me of
produced	as identification.	

LORETTA S. STEINMANN
Commission # GG 141530
Expires October 8, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

(NOTARIAL SEAL)

Notary Public, State of Florida coretta S. Steinmann

My Commission Expires: