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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 2019-2762
Parcel Identification No 24-4S-16-03114-131

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of March, 2019 between William D. Giles, III and Willene B. Giles, Husband and Wife, whose post office address is **P.O. Box 1299, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantors, to **Matthew T. Sorensen, a Married Man**, whose post office address is **228 Southwest Arrowbend Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida,
Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 31, of CANNON CREEK PLACE, according to the Plat thereof, as recorded in Plat Book 8, Page 31-34, of 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 2019 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

WITNESS Robert S. Stewart

William D. Giles, III
William D. Giles, III

WITNESS Regina Simpkins

Willene B. Giles
Willene B. Giles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of March, 2019, by William D. Giles, III and Willene B. Giles, who are personally known to me or have produced FL D/L as identification.

Signature of Notary Public
Robert S. Stewart

