

**Prepared by and Return To:**

Stacy Harvey  
Metes & Bounds, a division of LandCastle Title  
Group, LLC  
160 E Plant St, Suite 100B  
Winter Garden, FL 34787

**Order No.:** WG242306010

APN/Parcel ID(s): R07226-000

**WARRANTY DEED**

THIS WARRANTY DEED dated August 2, 2023, by Mark Robert Harkleroad, a single man, hereinafter called the grantor, to Lesly Jean-Francois and Mary Chin-Francois, husband and wife, whose post office address is 262 SE Golf Club Ave, Lake City, FL 32025, 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Columbia, State of Florida, to wit:

Lot 3, Block 12, Country Club Estates "Replat", according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 32, of the Public Records of Columbia County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

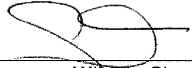
TO HAVE AND TO HOLD the same in Fee Simple forever.

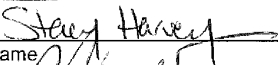
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

**WARRANTY DEED**  
(continued)

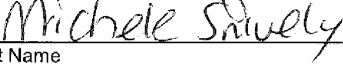
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

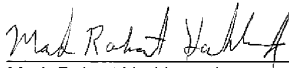
Signed, Scaled and Delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Witness Signature

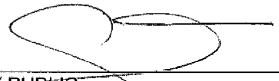
  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Mark Robert Harkleroad

Address: 409 W Osceola St.  
Clermont, FL 34711

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of August, 2023, by Mark Robert Harkleroad, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: Jan 12, 2026

