

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2022-6634CW

Parcel Identification No 03-4s-17-07592-634

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## WARRANTY DEED

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

This indenture made the 3 day of January, 2023 between **Gerald W. Determan, a Single Man**, whose post office address is **200 SE Elm Loop, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Kerry V. McTaggart and Glythian McTaggart, a Married Couple**, whose post office address is **200 SE Elm Loop, Lake City, FL 32025**, 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 4, Block E, Eastside Village Unit 6, A subdivision according to the plat thereof recorded in Plat Book 6, Pages 160-162, Public Records, Columbia County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

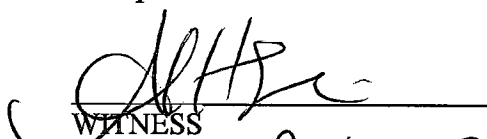
**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

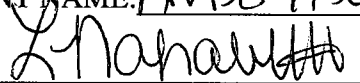
**And** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:*

  
WITNESS  
PRINT NAME: Amber H. Suhl

  
Gerald W. Determan

  
WITNESS  
PRINT NAME: Wynsi Narabetian

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 3 day of January, 2023, Gerald W. Determan, who is/are personally known to me or has/have produced DL as identification.

  
Signature of Notary Public

