

Prepared by:
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111 East Howard Street
Live Oak, Florida 32064

Inst: 202112016947 Date: 09/23/2021 Time: 9:28AM
Page 1 of 1 B: 1445 P: 1419, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 700.00

ATS# 1-41290

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 19th day of August, 2021, by Bradley C. Blom, a Single Person hereinafter called the grantor, to Leonardo Cepero and Ernestina Miranda whose post office address is: 3360 O'Berry Rd, Kissimmee, FL 34746 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 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:

Lot 12, Shanna Meadows, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 76 & 77, of the Public Records of Columbia County, Florida.

TOGETHER with all 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 the prior year.

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

Signed, sealed and delivered in our presence:

Debra Bassett
Witness:
Debra Bassett
Printed Name:

Bradley C. Blom
Bradley C. Blom

Sammy McLeod
Witness:
Sammy McLeod
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2021 by Bradley C. Blom, a single person who is personally known to me or who has produced Driver's License as identification.

(Notary Seal)

Debra Bassett
Notary Public

