

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055
4-11379

Inst: 202212001142 Date: 01/20/2022 Time: 11:53AM
Page 1 of 2 B: 1457 P: 916, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 630.00

Warranty Deed

THIS WARRANTY DEED made the 18 day of January, 2022, by Vanessa Lynn Lawton N/K/A Vanessa Lynn Courson, hereinafter called the grantor, to Yasmanis Reyes Jorge and His Wife, Daymara Velazquez Lobana whose address is: 162 NW Crews Gln., Lake City, FL 32055 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 COLUMBIACounty, Florida:

The NW 1/4 of the SE 1/4 of the NE 1/4 of Section 1, Township 3 South, Range 16 East, Columbia County, Florida.

Less and except any portion lying within a road right of way.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 161 SE Danielle Place, Lake City, FL 32025.

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.

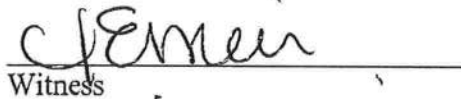
Signed, sealed and delivered in our presence:



Witness

Mary McKae

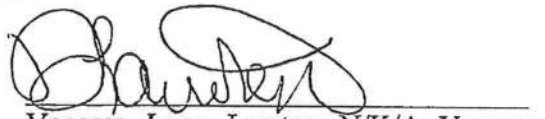
Printed Name



Witness

Jessica Ervin

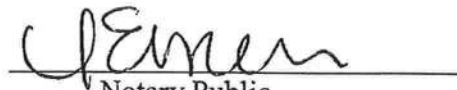
Printed Name



Vanessa Lynn Lawton N/K/A Vanessa
Lynn Courson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of January, 2022, by Vanessa Lynn Lawton N/K/A Vanessa Lynn Courson, who is personally known to me or who has produced  as identification.



Notary Public

(Notary Seal)

