

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 2018-2421

Parcel Identification No 24-4S-16-03117-139

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 6th day of August, 2018 between Mariah Beverly Taylor F/K/A Mariah B. Hubert, a Single Woman, whose post office address is 877 SE Peacock Terrace, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to **Chad M. Hubert, a Single Man**, whose post office address is **686 SW Chesterfield Circle, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

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 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 39, of CROSSWINDS PHASE ONE, according to the Plat thereof, as recorded in Plat Book 8, Page 79, of the Public Records of Columbia County, Florida.

This deed is given for the purpose of conveying Mariah Beverly Taylor f/k/a Mariah B. Hubert's interest to the property to Chad M. Hubert as per the terms of that certain Marital Settlement Agreement recorded in O.R. Book 1348, Page 71, Columbia County, Florida records.

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

Subject to taxes for 2018 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 covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Carlene Crosier
WITNESS Carlene Crosier

Regina Simpkins
WITNESS Regina Simpkins

Mariah Beverly Taylor
Mariah Beverly Taylor f/k/a
Mariah B. Hubert

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Mariah Beverly Taylor f/k/a Mariah B. Hubert who is personally known to me or has provided Driver's License as identification.

Regina Simpkins
Signature of Notary Public
Regina Simpkins

