

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6683CW

Parcel Identification No 31-4S-17-08915-103

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WARRANTY DEED

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

This indenture made the 20 day of January, 2023 between **Carlos Boston and Jordan Boston, Husband and Wife**, whose post office address is **416 SW Lakeview Avenue, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantors, to **John Altebaumer and Alina Altebaumer, Husband and Wife**, whose post office address is **P.O. Box 702, Pryor, OK 74363**, of the County of Mayes, State of Oklahoma, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 3, Hawk's Landing, a Subdivision as per plat of record in Plat Book 9, Pages 165-167, Public records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

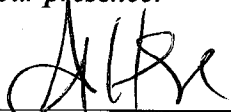
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


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

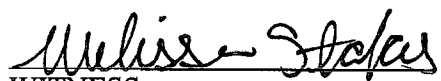
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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


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

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Amber H Suhl


Carlos Boston


WITNESS
PRINT NAME: Melissa Stokes


Jordan Boston

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 24 day of January, 2023, Carlos Boston and Jordan Boston, who is/are personally known to me or has/have produced DL as identification.


Signature of Notary Public

