

THIS INSTRUMENT WAS PREPARED BY:  
Donald S. Baillie  
Associated Attorney Title & Closing Company, PC  
90 Hinman Street, Cheshire, CT 06410  
File No. 511283-2

PARCEL ID # 00-00-00-07763-222

## WARRANTY DEED

**THIS INDENTURE** was made and is effective as of August 25, 2023 the date of delivery to Grantee which may be a date after the date on which the last Grantor signed this document as acknowledged before a notary or consul, between Grantor:

**Brodric Bates and Kia Bates**, Husband and Wife  
and Grantee:  
**John L. Lewkutz & Denise A. Lewkutz**, Husband and Wife  
whose street address shall be **617 SE Evergreen Drive, Lake City, FL 32025**

**WITNESSETH:** That Grantor for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, his heirs and assigns forever, the following described land, to wit:

That Lot 12 lying contiguous and adjacent to Lot 13, Block 10, Forest Hill Unit One, a subdivision according to the Plat recorded in Plat Book 3, Page 28, of the Public Records of Columbia County, Florida, more particularly described as follows: Begin at the Southwest Corner of Lot 13, Block 10, FOREST HILLS UNIT ONE, as per Plat recorded in Plat Book 3, Pages 28 and 29, of the Public Records of Columbia County, Florida, and run thence South 43°35'00" East along the Northeasterly right-of-way line of Dogwood Street (SE ZINNIA WAY), 90.96 feet to a point of curve; thence Easterly along said curve concave to the North having a radius of 20.00 feet and a central angle of 86°44'58", an arc distance of 30.28 feet to the Northerly right-of-way line of Evergreen Avenue and to a point of curve; thence Easterly along said right-of-way line along said curve concave to the South having a radius of 634.52 feet and a central angle of 09°08'35", an arc distance of 101.26 feet; thence North 29°40'40" West, 128.53 feet to the South line of said Lot 13; thence South 46°25'00" West, along said South line, 150.00 feet to the Point of Beginning.

**SUBJECT TO:** Subject to (1) real estate taxes and all assessments for the year 2022 and subsequent years and (2) covenants, conditions, restrictions, limitations, agreements and easements of record, if any, and applicable zoning ordinances, without re-imposing said matters.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any ways 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 it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year notarized below.

YOU ARE REQUIRED TO HAVE TWO (2) WITNESSES AS TO EACH GRANTOR (EACH WITNESS MUST PRINT HIS/HER NAME BELOW HIS/HER SIGNATURE):

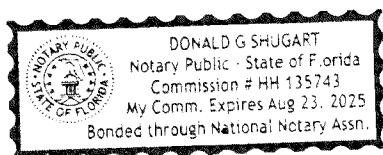
Benny Donna L. Vaughn x [Signature] LS  
(SIGNATURE OF WITNESS 1) (SIGNATURE OF WITNESS 2) (SIGNATURE OF Brodrick Bates)  
Bri' Hany wilkinsa Donna L. Vaughn  
(PRINT NAME OF WITNESS 1) (PRINT NAME OF WITNESS 2)

Benny Donna L. Vaughn x [Signature] LS  
(SIGNATURE OF WITNESS 1) (SIGNATURE OF WITNESS 2) (SIGNATURE OF Kia Bates)  
Bri' Hany wilkinsa Donna L. Vaughn  
(PRINT NAME OF WITNESS 1) (PRINT NAME OF WITNESS 2)

The forwarding address for Brodrick Bates and Kia Bates is: 108 Carpenter Dr. Sterling, VA. 20164

STATE OF Florida COUNTY OF Columbia  
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 2-16-2023 (date) by Brodrick Bates, who is personally known to me or who has produced  
FLDL as identification.

[Seal of Notary or Consul]

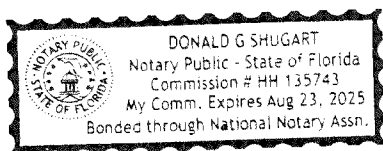


[Signature]  
Notary Public or Consul Signature

DONALD G. SHUGART  
Name typed, printed or stamped  
My Commission Expires: 8-23-2025

STATE OF Florida COUNTY OF Columbia  
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 2-16-2023 (date) by Kia Bates, who is personally known to me or who has produced  
FLDL as identification.

[Seal of Notary or Consul]



[Signature]  
Notary Public or Consul Signature

DONALD G. SHUGART  
Name typed, printed or stamped  
My Commission Expires: 8-23-2025