

Prepared by:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112007363 Date: 04/19/2021 Time: 2:14PM
Page 1 of 2 B: 1435 P: 948, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 209.30

4-10493

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 8th day of April, 2021, by Ruthie Rowan, hereinafter called the grantor, to Richard Larry Nottingham and his wife, Wanda Anita Nottingham, whose address is: 588 SW Beth Dr, Lake City, FL 32024 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 3, County Lake in Woodorough. Phase 3, filed for record to Plat Book 9, Page 117 and 118, Columbia County, Florida.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same.

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.

Deborah Leonard

Witness:

Deborah Leonard

Printed Name:

Chinda S. Morris

Witness:

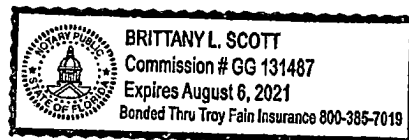
Chinda S. Morris

Printed Name:

Ruthie Rowan
Ruthie Rowan

STATE OF FL
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of April, 2021 by Ruthie Rowan, personally known to me or, if not personally known to me, who produced _____ as identification.



(Notary Seal)

Brittany L. Scott
Notary Public