

Prepared by:
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111 East Howard Street
Live Oak, Florida 32064

Inst: 202112001976 Date: 02/03/2021 Time: 12:49PM
Page 1 of 1 B: 1429 P: 1627, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 122.50

ATS# 1-40940

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 1st day of February, 2021, by Judith Miller, hereinafter called the grantor, to John Paul Schweitzer and wife, Sonya Schweitzer, whose post office address is: 1808 Blaimore Arch, Virginia Beach, Virginia 23454, 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:

The West 157.20 feet of Lot 16, Davis Subdivision, according to the plat recorded in Plat Book 4, Page 11, of the Public Records of Columbia County, Florida.

The herein described property is vacant land and does not constitute the homestead property of the Grantor.

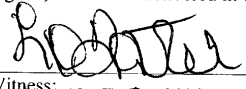
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

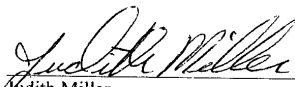
TO HAVE AND TO HOLD, the same in fee simple forever.

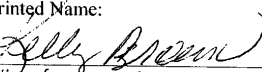

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:
LYNNE O. HUNTER
Printed Name:

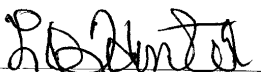

Judith Miller


Witness:

Printed Name:

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of February, 2021 by Judith Miller who is personally known to me or who has produced SLDL as identification.

(Notary Seal)


Notary Public

