

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-11797

Inst: 202212016749 Date: 08/25/2022 Time: 3:52PM
Page 1 of 2 B: 1474 P: 414, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 273.00

Warranty Deed

This **Warranty Deed** is executed this 18 of ^{Aug}~~July~~, 2022, by Ruthie Rene Rowan, a Single Person, hereinafter called the grantor, to Bryan Zecher Homes, Inc., a Florida Corporation, whose address is: P.O Box 815 Lake City, FL 32056 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 1 of Country Lake in Woodborough Phase 6, Recorded in Plat Book 9, Page 180, in Columbia County, Florida.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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

Signed, sealed and delivered in our presence:

Heather Adams
Witness

Heather Adams
Print Name

Linda S. Morris
Witness

Linda S. Morris
Print Name

Ruthie Rene Rowan
Ruthie Rene Rowan

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of July, 2022, by Ruthie Rene Rowan.

Brittany L. Scott
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: ☐
Type of Identification
Produced: _____

