

Inst #: 201007120000748

Fees: \$10.00

07/12/2010 10:10:52 AM

Receipt #: 421039

Requestor:

RECORDER CLARK COUNTY

Recorded By: ANI Pgs: 1

DEBBIE CONWAY

CLARK COUNTY RECORDER

STATE OF NEVADA
MARRIAGE CERTIFICATE
No. 20100702000458140

STATE OF NEVADA }
COUNTY OF CLARK } ss:

This is to certify that the undersigned, REV. ROBERT KRAUSE,
(print name and title of official performing marriage)

did on the 2nd day of the month of JULY of the year 20 10,

at VALLEY OF FIRE Las Vegas, Nevada,
(address or church) (city)

join in lawful wedlock JOSEPH T POSKIN
(groom)

of SAINT ANNE, State/Country of ILLINOIS
(city)

date of birth 11/27/1956

and RACHEL R HERNANDEZ
(bride)

of KANKAKEE, State/Country of ILLINOIS
(city)

date of birth 09/01/1967

with their mutual consent, in the presence of Lance Lusty
(witness)



Rev. Robert Krause
Signature of Official Performing Marriage (Black Ink Only)

REV. ROBERT KRAUSE
Print Name and Title of Official

8317 BUCKS LAKE
Address of Official Performing Marriage

LAS VEGAS NV 89123
City, State and Zip Code

Diana Alba
DIANA ALBA, COUNTY CLERK

Bride/Groom Mailing Address: 4995 OAKRIDGE DR
SAINT ANNE, IL 60964

This Certificate must be typewritten or printed in black ink and presented within 10 days to the
Clark County Recorder, 500 S. Grand Central Parkway, Las Vegas, Nevada 89155-1510.

Patent #5,636,274

This copy is not valid unless prepared on SafeImage™
paper, impressed with the raised seal of the Clark County Recorder

C872394

TouchSafe®

KEEP DOCUMENT IN A SAFE PLACE
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4882KP

Parcel Identification No 28-3S-16-02372-515

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 16th day of August, 2021 between Gary B. King and Joyce A. King aka Joyce Ann Lyons-King, Husband and Wife, whose post office address is **183 NW Heritage Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **Rachel Hernandez and Joseph Poskin, Wife and Husband**, whose post office address is **183 NW Heritage Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, 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:

Lots 15, 16, and 17, Arbor Greene At Emerald Lakes, a subdivision according to the plat thereof as recorded in Plat Book 7, Pages 82 and 83 of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2021 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:*

Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L. Pearce

Haithyn Hill
WITNESS
PRINT NAME: Haithyn Hill

Gary B. King
Gary B. King

Joyce Ann Lyons-King
Joyce Ann Lyons-King

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 13 day of August, 2021, Gary B. King and Joyce Ann Lyons-King, who is/are personally known to me or has/have produced DVL as identification.

Kelly L. Pearce
Signature of Notary Public

