

Prepared by and return to:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055  
4-11590

Inst: 202212008853 Date: 05/05/2022 Time: 10:50AM  
Page 1 of 2 B: 1465 P: 2784, James M Swisher Jr, Clerk of Court  
Columbia, County, By: *YC OMA*  
Deputy Clerk Doc Stamp-Deed: 119.00

## Warranty Deed

THIS WARRANTY DEED made the 20th day of April, 2022, by Lorri R. Artley A Single Person, hereinafter called the grantor, to Wayne T. Hudson, address is: 380 SW Montana St, Fort White, FL 32038 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 58-B, Three Rivers Estates Unit No. 19, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 13, of the Public Records of Columbia County, Florida.**

**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:

Brooke Parrish  
Witness

Lorri R. Artley  
Lorri R. Artley

Brooke Parrish  
Printed Name

MMW  
Witness

Madison Williams  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2022, by Lorri R. Artley, a Single Person, who is personally known to me or who has produced DL as identification.

MMW  
Notary Public

(Notary Seal)



MADISON M. WILLIAMS  
Notary Public  
State of Florida  
Comm# HH213818  
Expires 1/5/2026