

Sales Price \$ 41,069.89
Doc Stamps \$ 287.70

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-07003

Parcel No.: R02017-104

Inst: 202112014926 Date: 07/26/2021 Time: 2:49PM
Page 1 of 1 B: 1443 P: 863, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 287.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20th day of July, 2021, by JAVIER PELLETIER, A MARRIED MAN CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to LARRY FLEMING, whose post office address is 3393 NW MOORE RD LAKE CITY FL 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 4, GABLES Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 9, Pages 37-38, Public Records of Columbia County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

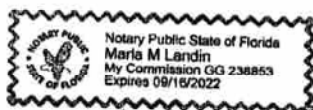
Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Javier Pelletier L.S.
Name: JAVIER PELLETIER
Address: P.O. BOX 357880, GAINESVILLE, FL 32606

Marla M. Landin
Witness Signature
Printed Name: Marla M. Landin

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 July, 2021, by JAVIER PELLETIER, who is personally known to me or who has produced Driver's License as identification.



Marla M. Landin
Signature of Notary
Printed Name: Marla M. Landin
My commission expires: 9/15/22