

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 2021-4647MS

Parcel Identification No 30-4S-17-08898-117

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WARRANTY DEED

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

This indenture made the 26th day of May, 2021 between MCTJFC, LLC, a Florida Limited Liability Company, whose post office address is PO BOX 2204, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Jessica M. Arata, a Single Woman, whose post office address is 146 Philox Gln, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 17, Wester Woods, Phase 1, a subdivision according to the plat thereof as recorded in Plat Book 7, Pages 36 and 37, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered
in our presence:

Melissa Stokes

WITNESS

PRINT NAME: Melissa Stokes

Kelly L. Pearce

WITNESS

PRINT NAME: Kelly L. Pearce

MCTJFC, LLC, a Florida Limited Liability Company

By: Jean-Benoit Cadet
Jean-Benoit Cadet, Manager

By: Marie Thevenin-Cadet
Marie Thevenin-Cadet, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of May, 2021, MCTJFC, LLC, who is/are personally known to me or has/have produced FL DL as identification.

Melissa Stokes
Signature of Notary Public

