

Prepared by and return to:

Brent E. Baris, Esq.

Brent E. Baris, P.A.

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File Number: 20-577D

Parcel Identification No. 18-5S-17-09280-171

RECORDED ELECTRONICALLY

County Columbia

Instrument # 202012017462

Date 10/19/2020 Time 12:18

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## Warranty Deed

This Indenture made this 15<sup>th</sup> day of October, 2020 between MF Butler Homes, LLC, a Florida Limited Liability Company, grantor, and Bruce McNutt and Susan McNutt, Husband and Wife whose post office address is 9868 SW 150th Run, Lake Butler, FL 32054 of the County of Union, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 71, Oaks of Lake City, Phase 2, a subdivision according to the plat thereof as recorded in PRRD Book 1, Pages 40-44, Public Records of Columbia County, Florida.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against 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:

Megan Parker  
Witness

Printed Name: Megan Parker

Kathryn M. Lord  
Witness

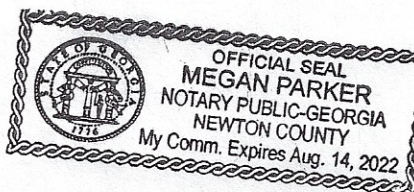
Printed Name: Kathryn M. Lord

State of Georgia

County of Newton

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 15 day of October, 2020 by M Forest Butler, Manager of MF Butler Homes, LLC, a Florida Limited Liability Company. M Forest Butler ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



MF Butler Homes, LLC

By: M Forest Butler

M Forest Butler, Manager

Megan Parker  
Notary Public

Print Name: Megan Parker

My Commission Expires: 8-14-22