

Prepared by:
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Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-10357

Inst: 202112001652 Date: 02/01/2021 Time: 9:14AM
Page 1 of 2 B: 1429 P: 662, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 1225.00

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 29th day of January, 2021, by Charles R. Maxwell and his wife, Judy E. Maxwell, hereinafter called the grantor, to Stanley Dembeck, Jr. and Donna Lee Macedonio whose address is: 463 NW Sugarcane Place, Lake City, FL 32025 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 16, Block A, Suwannee Hills, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 70, 70A and 70B, of the Public Records of Columbia County, Florida.

Together with a 2007 SOUTH Doublewide Mobile Home with VIN# DSEAL18579A and VIN# DSEAL18579B

THESE MOBILE HOME TITLES HAVE BEEN RETIRED WITH THE FLORIDA DEPT. OF MOTOR VEHICLES ACCORDING TO FLORIDA STATUTE SECTION 319.261 AND HEREAFTER ALWAYS A PART OF THIS REAL PROPERTY.

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:

[Signature]
Witness: APRITA HANDY
Printed Name:

[Signature]
Charles R. Maxwell

[Signature]
Judy E. Maxwell

[Signature]
Witness: Angela Gaudin
Printed Name:

STATE OF Florida
COUNTY OF Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 29th day of January, 2021 by Charles R. Maxwell
and his wife, Judy E. Maxwell personally known to me or, if not personally known to me,
who produced _____ as identification.



[Signature]
Notary Public