

Prepared by and return to:

Rob Stewart
Lake City Title
426 Southwest Commerce Drive
#145
Lake City, FL 32025
(386) 758-1880
File No 2022-6412MS

Parcel Identification No 31-3S-17-06015-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 3 day of October, 2022 between **Phyllis P. Skinner, a Single Woman**, whose post office address is **641 SW Ridge Street, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **Brandon Thomas NesSmith, a Single Man**, whose post office address is **617 NW Gwen Lake Avenue, Lake City, FL 32055**, 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 11, Block 5, GWEN LAKE ESTATES UNIT NO. 2, according to the plat thereof recorded in Plat Book 2, Page 116, 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 2022 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

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:*

WITNESS

PRINT NAME: Amber H Smith

WITNESS

PRINT NAME: Robert Stewart

Phyllis P. Skinner
Phyllis P. Skinner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 3 day of October, 2022, Phyllis P. Skinner, who is personally known to me or has produced DL as identification.

Signature of Notary Public

