

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 2021-4730KP

Parcel Identification No 15-4S-16-03023-538

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## **WARRANTY DEED**

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

**This indenture** made the **18th day of June, 2021** between **Cathey Meller Creel LLC, a Florida Limited Liability Company**, whose post office address is **277 SE Elm Loop, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Fredrick L. Perry II, a Married Man**, whose post office address is **31111 Rory Lane, Eustis, FL 32736**, of the County of Lake, 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 38, Rolling Meadows, a subdivision according to the plat thereof, as recorded in Plat Book 8, Pages 45 and 46, 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:*

Kelly L. Pearce  
WITNESS  
PRINT NAME: Kelly L. Pearce  
Kaitlyn Hill  
WITNESS  
PRINT NAME: Kaitlyn Hill

Cathey Meller Creel LLC, a Florida Limited Liability Company

By: Cathey Meller Creel  
Cathey Meller Creel, Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 18 day of June, 2021, Cathey Meller Creel LLC, who is/are personally known to me or has/have produced DNI as identification.

Kelly L. Pearce  
Signature of Notary Public

