

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 2018-2366
Parcel Identification No 23-3S-16-02272-302

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2740

WARRANTY DEED

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

This indenture made the 25th day of January, 2019 between Brandon L. Swanson, a married man, whose post office address is **135 NW 109th Avenue, Apt 204, Pembroke Pines, FL 33026**, of the County of Broward, State of Florida, Grantor, to **Keith E. Mobley and Alice R. Mobley, husband and wife**, whose post office address is **266 NW Lamar Place, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Parcel 1:

Lot 1, SWANSON ESTATES, according to the Plat thereof, as recorded in Plat Book 9, Page 132, of the Public Records of Columbia County, Florida.

Parcel 2:

Lot 2, SWANSON ESTATES, according to the Plat thereof, as recorded in Plat Book 9, Page 132, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


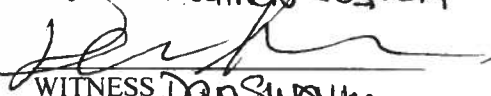
Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees 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.

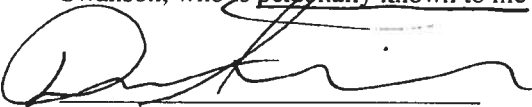
*Signed, sealed and delivered
in our presence:*


WITNESS Matthew Jester

WITNESS Dan Swaim


Brandon L. Swanson

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 24 day of January, 2019, by Brandon L. Swanson, who is personally known to me or has produced _____ as identification.


Signature of Notary Public
Dan Swaim

