

Prepared by and return to:

Norris & Norris, P.A.
253 NW Main Blvd.
Lake City, FL 32055
386-752-7240
File Number: J277

Inst: 202112010783 Date: 05/27/2021 Time: 4:45PM
Page 1 of 1 B: 1438 P: 1998, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk Doc Stamp-Deed: 595.00

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Warranty Deed

This Warranty Deed made this 27th day of May, 2021 between Leandra G. Johnson, a married person not residing on the property, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, whose post office address is P.O. Box 2812, Lake City, FL 32056, grantor, and Franks & Lane Heating and Air, LLC, a Florida limited liability company, whose post office address is 219 SW Cypress Glen, Lake City, FL 32025, grantee:

(Whenever 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 corporations, trusts and trustees)

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:

Lots 47, 48, 49, 50, 51, and 52, Block L, CANOVA SUBDIVISION, Southern Division of the City of Lake City, Florida, according to map or plat thereof recorded in Plat Book A, page 21, public records, Columbia County, Florida.

LESS AND EXCEPT road rights-of-way.

The property is not the homestead of the Grantor, and is not now nor has it ever been the primary residence or homestead of the Grantor, or the Grantor's spouse or any dependent child of the Grantor.

Subject to: Covenants, reservations, restrictions and easements of record; easements shown by a plat of the property and visible easements.

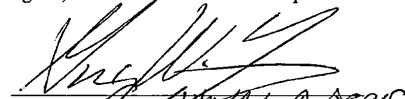
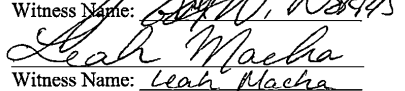
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

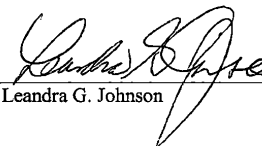
To Have and to Hold, the same in fee simple forever.

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 **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

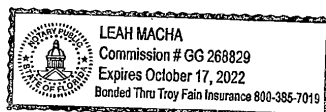
Signed, sealed and delivered in our presence:


Witness Name: Leah Macha

Witness Name: Leah Macha

By:  (Seal)
Leandra G. Johnson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2021 by Leandra G. Johnson, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, who have produced a driver's license as identification.




Notary Public - State of Florida

(NOTARIAL SEAL)