

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

4-9916

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 19th day of August, 2020, by Ruthie Rene Rowan, A Single Person hereinafter called the grantor, to Margaret McKenzie whose address is: 100 NW Country Lake Drive, Lake City, FL 32055 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 32, Country Lake in Woodborough Phase 4, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 133 through 134, of the Public Records of Columbia County, Florida.

Subject to Land Use Restrictions recorded in OR Book 1089, at Page 1114, OR Book 1110, Page 622, OR Book 1110, Page 624, OR Book 1256, Page 1575, and OR Book 1313, Page 1466; and Plat Book 9, Page 133 through 134.

The herein described property is vacant land and does not constitute the homestead property of the Grantor.

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:

Heather L Adams

Witness:

Heather L Adams

Printed Name:

Linda S. Morris

Witness:

Linda S. Morris

Printed Name:

Ruthie Rene Rowan

Ruthie Rene Rowan

STATE OF FL
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August, 2020 by Ruthie Rene Rowan, A Single Person personally known to me or, if not personally known to me, who produced Driver's License as identification.



Brittany L. Scott
Notary Public