

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-10314

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28th day of January, 2021, by Ethan R. Sumner A/K/A Ethan Sumner, a single person, hereinafter called the grantor, to John E. Goras whose address is: 231 SW Heathridge Drive, Lake City, FL 32024 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 1, Emerald Cove, Phase 1, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 35 and 36, of the Public Records of Columbia County, Florida.

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:

Shaynon Baeth
Witness:

Shaynon Baeth
Printed Name:

Ethan Sumner
Ethan R. Sumner A/K/A Ethan Sumner

Mary Bonnin
Witness:

Mary Bonnin
Printed Name:

STATE OF FLORIDA

COUNTY OF COLUMBIA
BAR AD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of January, 2021 by Ethan R. Sumner A/K/A Ethan Sumner, a single person, personally known to me or, if not personally known to me, who produced FLDL as identification.

Dorothy Llewellyn
Notary Public

(Notary Seal)

