

Prepared by and return to:

Rob Stewart
Lake City Title
426 Southwest Commerce Drive
#145
Lake City, FL 32025
(386) 758-1880
File No 2022-6290VB

Parcel Identification No 15-4S-16-03000-208

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of August, 2022 between **Timothy L. Russell and Elizabeth M. Russell, Husband and Wife**, whose post office address is **153 SW Long Leaf Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Jeffrey Allen Moore and Larry Zimmerman, a Married Couple**, whose post office address is **153 SW Long Leaf Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 8, Block A, Forest Country Fourth Addition, a subdivision as per Plat thereof, recorded in Plat Book 6, Page 56, 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 2022 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Valarie Benz
WITNESS
PRINT NAME: Valarie Benz

Timothy L. Russell
Timothy L. Russell

AHL
WITNESS
PRINT NAME: Amber H Suhl

Valarie Benz
WITNESS
PRINT NAME: Valarie Benz

Elizabeth M Russell
Elizabeth M. Russell

AHL
WITNESS
PRINT NAME: Amber H Suhl

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 August, 2022, Timothy L. Russell and Elizabeth M. Russell, who is/are personally known to me or has/have produced FL D/L as identification.

AHL
Signature of Notary Public

