

SALES PRICE: \$384,000
DOC STAMPS: \$2688.00

PREPARED BY & RETURN TO:

Name: Integrit06, an employee of
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 25-08005SF

Parcel No.: R04056-122

Inst: 202512021901 Date: 09/25/2025 Time: 2:40PM
Page 1 of 1 B: 1550 P: 312, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Notary Clerk Doc Stamp Deed: 2688.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23rd day of September, 2025, by **CRAIG A. TERRY** and **LISA TERRY**, hereinafter called the Grantors, to **JOANNE E. COLE**, whose post office address is 312 SW THISTLEWOOD LANE, FORT WHITE, FL 32038, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 22, THORNWOOD, according to the map or plat thereof, recorded in Plat Book 7, Pages 202 through 204, of the Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.



SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


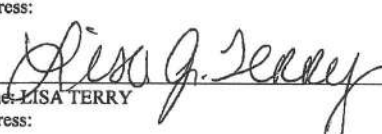
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

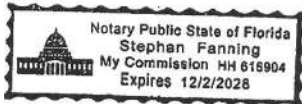
Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: **STEPHAN FANNING**
757 W DUVAL ST LAKE CITY, FL 32055

Witness Signature
Printed Name: **TRISH LANG**
757 W DUVAL ST. LAKE CITY, FL 32055


Name: CRAIG A. TERRY
Address: _____ L.S.

Name: LISA TERRY
Address: _____ L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of September, 2025, by CRAIG A. TERRY and LISA TERRY, who are personally known to me or who have produced **FL- DRIVER LICENSE** as identification.




Signature of Notary
Printed Name: **STEPHAN FANNING**
My commission expires: _____