

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12223

Inst: 202312007170 Date: 04/25/2023 Time: 8:58AM
Page 1 of 2 B: 1488 P: 2702, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1137.50

Warranty Deed

This Warranty Deed is executed this 20 day of April, 2023 by Stephanie L. Newman-Kirby, a single woman, whose address is 103 Southwest Savannah Street, Branford, FL 32008, hereinafter called the grantor, to Sandra Swisher, a single woman, whose address is 250 Gate Road, #258, Hollywood, FL 33024, 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 said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 1, Eastside Village, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 115 and 115A, of the Public Records of Columbia County, Florida.

ALSO

A parcel of land in Section 34, Township 3 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Begin at the Northwest corner of Lot 1, Eastside Village, a subdivision recorded in Plat Book 5, Pages 115 and 115A, and run North 06°38'32" East, a distance of 15.00 feet; thence South 83°39'18" East, a distance of 142.95 feet to a point on the Westerly right-of-way line of SE Pearl Terrace; thence South 01°50'25" West, along said Westerly right-of-way line of SE Pearl Terrace, a distance of 15.04 feet to the Northeast corner of said Lot 1; thence North 83°39' 17" West, along the North line of said Lot 1, a distance of 144.21 feet to the POINT OF BEGINNING.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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:

[Signature]
Witness

[Signature]
Stephanie L. Newman-Kirby

Brooke Parrish
Printed Name

[Signature]
Witness

Macy McRae
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 20 day of April, 2023, by Stephanie L. Newman-Kirby.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: DL



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025