

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-7215VB

Parcel Identification No 10-4S-16-02853-278

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12<sup>th</sup> day of September, 2023 between **Trevor E. Hickman and Tracy D. Hickman, Husband and Wife**, whose post office address is **2555 South Atlantic Avenue Unit 1906, Daytona Beach, FL 32118**, of the County of Volusia, State of Florida, Grantors, to **Allen Bernard Pope Sr. and Beverly Ann Pope, Husband and Wife**, whose post office address is **164 SW Kevin Glen, 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 B, RUSSWOOD ESTATES UNIT 2, a subdivision according to the plat thereof, recorded in Plat Book 6, Page(s) 102 and 103, 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 2023 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:

[Signature]  
WITNESS  
PRINT NAME: Valaine Bemz

[Signature]  
Trevor E. Hickman

[Signature]  
WITNESS  
PRINT NAME: Melissa Stokes

[Signature]  
Tracy D. Hickman

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12th day of September, 2023, by Trevor E. Hickman and Tracy D. Hickman.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: FL Drivers License