

PREPARED BY & RETURN TO:

Name: CHRISTA DAVIS

Address: 1866 SW WESTER DR.
LAKE CITY, FL 32024

Parcel No.: A PART OF 06-05S-17-09130-008

Last: 202512003012 Date: 02/12/2025 Time: 2:31 PM
Page 1 of 2 B: 1533 P: 502, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of February, 2025, by **DAVID TIMMERMAN** and **SHARON TIMMERMAN, HUSBAND AND WIFE**, hereinafter called the Grantors, to **CHRISTA DAVIS**, whose post office address is 1866 SW WESTER DR. LAKE CITY, FL 32024, 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:

See Attached Exhibit A

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, 2025.

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:

[Signature]

Witness Signature: [Signature]
Printed Name: STEPHAN FANNING
Witness Address: 757 W. DUNWAL ST.
LAKE CITY, FL 32055

Name: DAVID TIMMERMAN L.S.
Address: 717 SW FINLEY LITTLE LN., LAKE CITY, FL 32024

Sharon Timmerman L.S.
Name: SHARON TIMMERMAN
Address: 717 SW FINLEY LITTLE LN., LAKE CITY, FL 32024

Witness Signature: [Signature]
Printed Name: Morgan L. Williams
Witness Address: 757 W. Dunwal St.
Lake City, FL 32055



STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of February, 2025, by DAVID TIMMERMAN and SHARON TIMMERMAN, who are personally known to me or who have produced Driver's License as identification.

Signature of Notary: [Signature]
Printed Name: STEPHAN FANNING
My commission expires:

EXHIBIT "A"

DESCRIPTION:

BEGIN AT THE NW CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87°49'52" E., ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 362.00 FEET; THENCE S 00°32'39" E., 603.81 FEET; THENCE S 87°52'03" W., 361.89 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE N 00°33'20" W., ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 603.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN INGRESS AND EGRESS EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87°49'52" E., ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 362.00 FEET; THENCE S 00°32'39" E., 588.81 FEET; THENCE S 87°52'03" W., 44.00 FEET; THENCE S 00°33'19" E., 736.75 FEET; THENCE N 87°58'57" E., 30.00 FEET; THENCE N 00°33'19" W., 691.75 FEET; THENCE NORTH 87°52'03" E., 44.00 FEET; THENCE N 00°32'40" W., 45.00 FEET; THENCE N 87°52'03" E., 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.01 MORE OR LESS.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME.