

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 2024-7589CW

Parcel Identification No Parent Parcel 02-6S-16-03765-001

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WARRANTY DEED

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

This indenture made the 21st day of February, 2024 between **James Rice and Robbin Rice, Husband and Wife**, whose post office address is **5500 SW Old Wire Road, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Shawn Paul Boorman and Heather Mallatt Boorman, Husband and Wife**, whose post office address is **2500 SE Fox Lane, Stuart, FL 34996**, of the County of Martin, 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:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 87° 52' 20" E, 659.71 FEET; THENCE N 89° 13' 49" E, 627.10 FEET TO THE WEST RIGHT OF WAY LINE OF SW OLD WIRE ROAD; THENCE S 01° 04' 12" W ALONG SAID WEST RIGHT OF WAY LINE, 275.71 FEET; THENCE S 83° 02' 47" W, 1281.89 FEET TO THE WEST LINE OF SAID NE 1/4 OF SE 1/4; THENCE N 01° 14' 59" W, ALONG SAID WEST LINE, 398.03 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

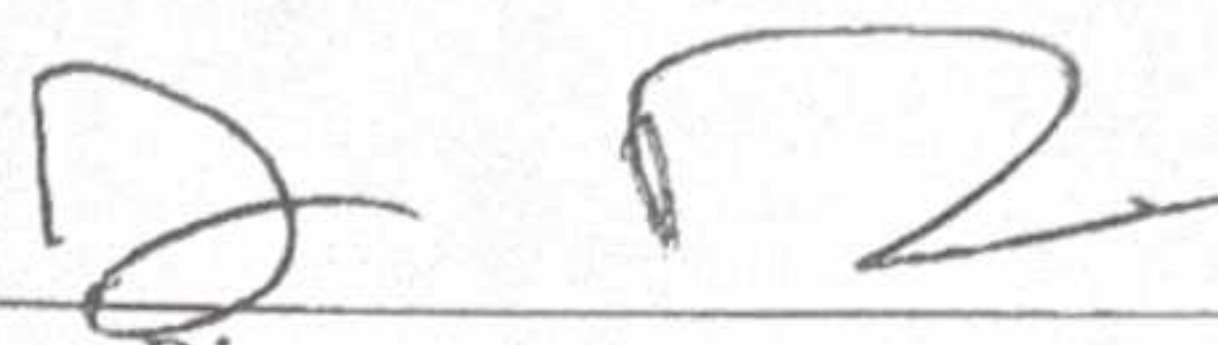
TO HAVE AND TO HOLD the same in fee simple forever.

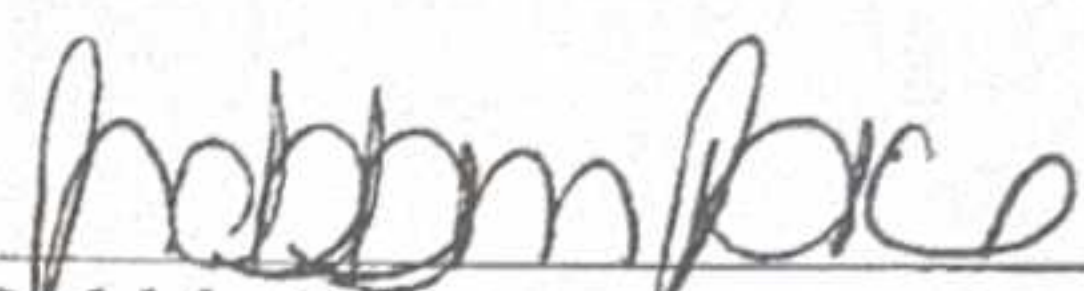
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors

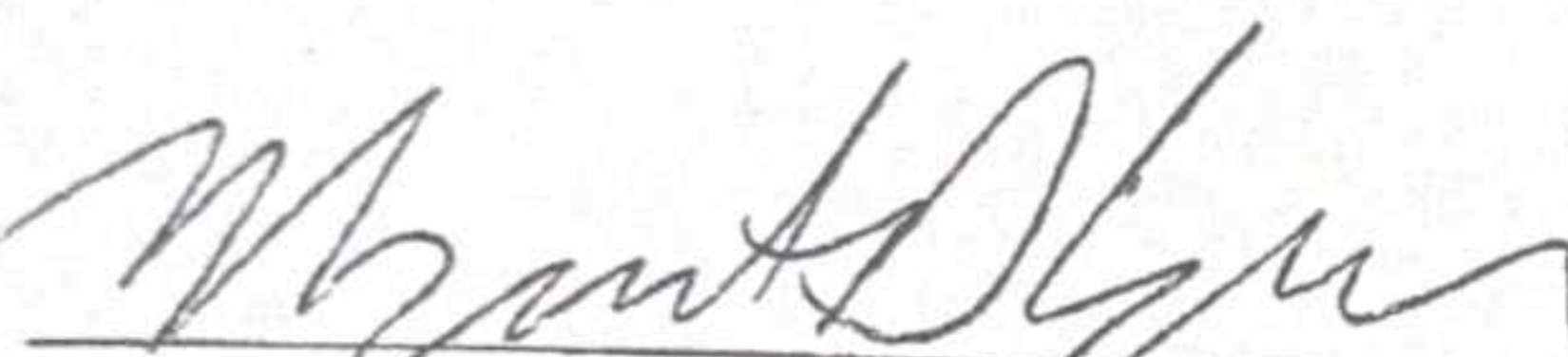
hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

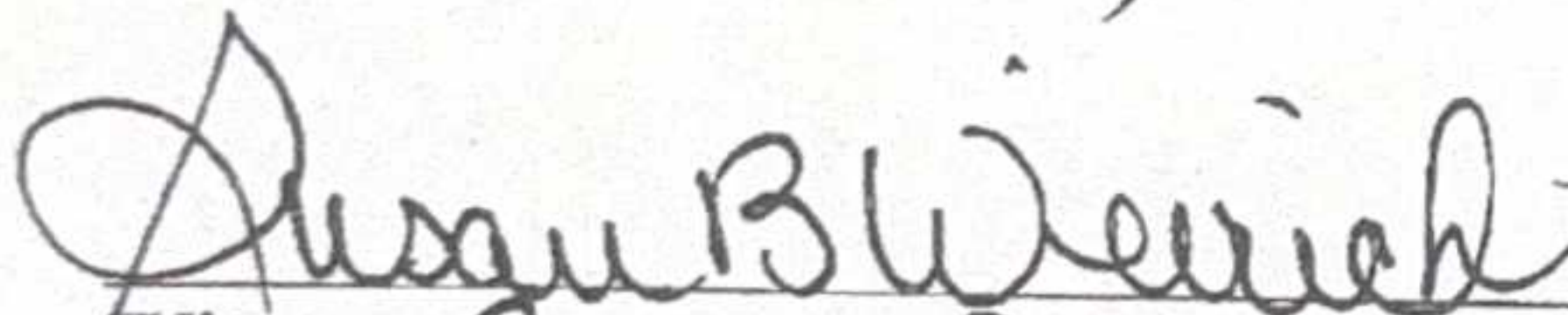
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


James Rice

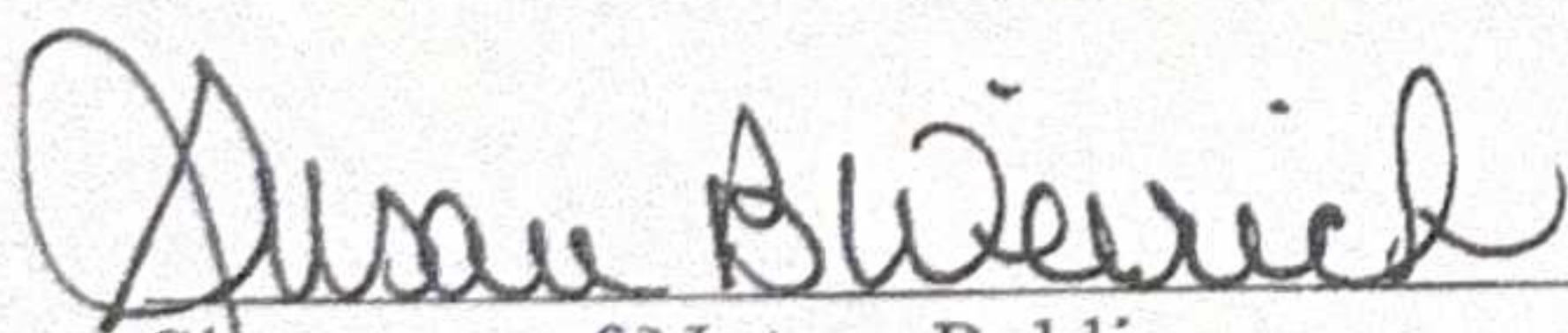

Robbin Rice

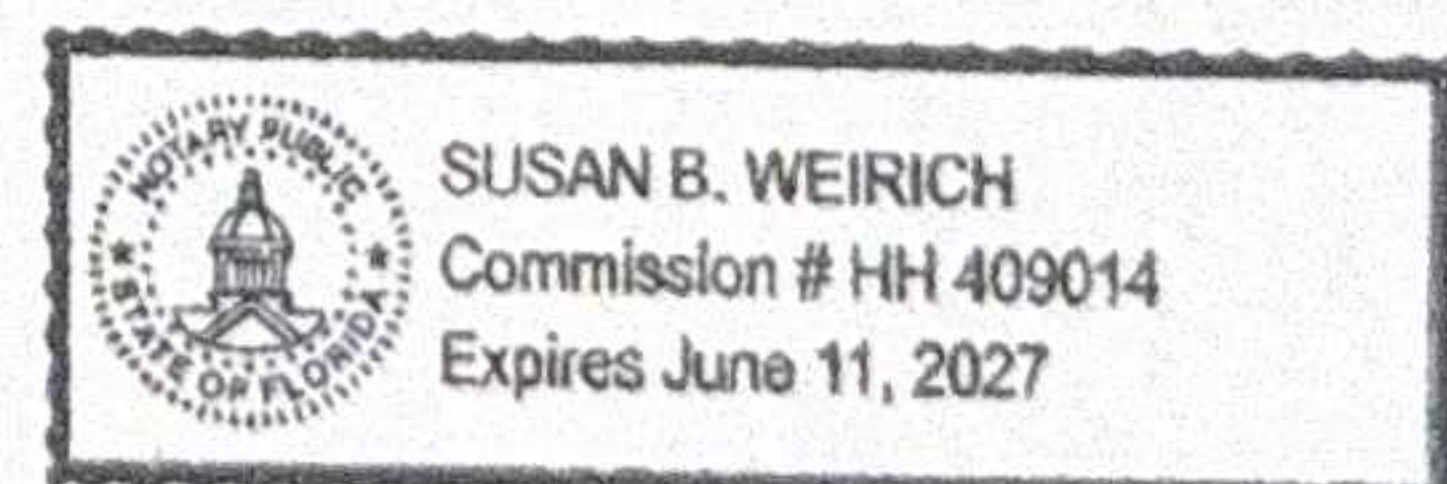

Witness: MARGARET D. PRUITT
Address: 410 SE PASTURE WAY
LAKE CITY, FL 32025


Witness: Susan B. Weirich
Address: 426 SW COMMERCE DR.
SUITE 145 LAKE CITY, FL

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 21st day of February, 2024, by James Rice and Robbin Rice.


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



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: FL DL