

Sales Price \$ 55,000.00
Doc Stamps \$ 385.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 23-01041

Parcel No.: 08-5S-16-03489-000

Inst: 202312003764 Date: 03/03/2023 Time: 4:33PM
Page 1 of 1 B: 1485 P: 2172, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp Deed: 385.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **28th** day of **February, 2023**, by **FRANCES AVIELINE BRITTAIN A/K/A FRANCES AVIELINE MANGHAM A/K/A FRANCES AVIELINE SHIVER A/K/A FRANCES AVIELINE ZIPPERER, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **LAURA CHARETTE and VERONIKA TUSKOWSKI**, whose post office address is 12087 US Hwy 27, hereinafter called the Grantees:
Fort White, FL 32038

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

**TOWNSHIP 5 SOUTH, RANGE 16 EAST
SECTION 8: The West 300 feet of the NE 1/4 of the NW 1/4 as lies North of The Lee Dairy Road;
AND That part of the NW 1/4 of the NW 1/4 lying North of a county graded road known as The Lee Dairy Road, in Columbia County, Florida.**

Less and Except lands conveyed to Columbia County, Florida, in Book 1009, page 1044, of the public records of Columbia County, Florida.

Also Less and Except any part lying within a Road Right of Way.

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

SUBJECT TO TAXES FOR THE YEAR 2023 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 Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Frances Avieline Brittain L.S.
Name: FRANCES AVIELINE BRITTAIN A/K/A FRANCES AVIELINE MANGHAM A/K/A FRANCES AVIELINE SHIVER A/K/A FRANCES AVIELINE ZIPPERER
Address: 245 NW PINELLAS CT, LAKE CITY, FL 32055

Mary Ann Tomlinson
Witness Signature
Printed Name: Mary Ann Tomlinson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2023, by FRANCES AVIELINE BRITTAIN, who is personally known to me or who has produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26