

Prepared by and return to:

Laurie Cruz - Potter  
Heritage Title Services of North Florida  
100 Court Street Southeast  
Suite 228  
Live Oak, FL 32064  
(386) 330-0371  
File No 26-4846

**Parcel Identification No 13-4S-16-02951-111**

**CONSIDERATION: \$350,000.00**

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## **WARRANTY DEED**

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

**This indenture made the 31st day of March, 2026 between Max E. Machnik, Jr. and Patricia B. Machnik, husband and wife, whose post office address is 3975 Morning Dew Drive, Milton, FL 32583, of the County of Santa Rosa, State of Florida, Grantors, to Richard Mansmann and Keely Mansmann, husband and wife, as tenants by the entirety, whose post office address is 1025 NW Blackberry Circle, Lake City, FL 32055, 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 11, AMELIA LANDING PHASE 1, a subdivision according to the plat thereof, as recorded in PRRD Book 1, Page 38, 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 2026 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:*

*Cheryl E. Beaty*  
WITNESS  
Print name: Cheryl E. Beaty

Witness Address: 100 Court Street SE Suite 228  
Live Oak, Florida 32064

*Dawn M. Wilson*  
WITNESS  
Print name: Dawn M. Wilson

Witness Address: 100 Court St. SE Ste 228  
Live Oak, FL 32064

*Max E. Machnik*  
Max E. Machnik, Jr.

*Patricia B. Machnik*  
Patricia B. Machnik

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of March, 2026, by Max E. Machnik, Jr. and Patricia B. Machnik, ☐ who is/are personally known to me or ☒ who has/have produced Florida Driver License as identification.

*Cheryl E. Beaty*  
Signature of Notary Public  
*Cheryl E. Beaty*  
Print, Type/Stamp Name of Notary

