

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20034

Inst: 202412005361 Date: 03/14/2024 Time: 3:54PM
Page 1 of 4 B: 1510 P: 1017, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *he*
Deputy Clerk Doc Stamp-Deed: 840.00

Warranty Deed

This Warranty Deed is executed this 12th day of March, 2024 by Diane Spicer, Lester Reed, and Lowell Reed a/k/a Lowell Reed Sr., hereinafter called the grantor, to Leonard Carmine Mangelli, whose address is 1800 Bellmore Avenue, North Bellmore, NY 11710, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

The SE 1/4 of the NE 1/4 of the NE 1/4, LESS AND EXCEPT the lands as set forth and described in Official Records Book 119, Page 427, also known as one (1) acre in the SE corner thereof; and the E 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4, all in Section 24, Township 5 South, Range 16 East, Columbia County, Florida.

The above Described Property is not the Homestead nor has it ever been the Homestead of the Grantors.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

n Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Emmanuel Delcon
Witness

Emmanuel Delcon
Printed Name

2511 Trimmer Rd #140, Killeen, TX 76549
Witness Postal Address

Willie Lewis Adams
Witness

Willie Lewis Adams
Printed Name

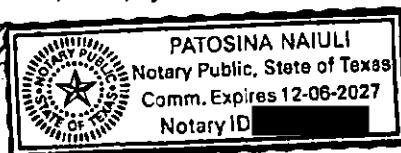
2511 Trimmer Rd #140, Killeen, TX 76549
Witness Postal Address

Lester Reed
Lester Reed

STATE OF TEXAS
~~STATE OF FLORIDA~~
COUNTY OF Bell

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of March, 2024, by Lester Reed

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



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: TX Commercial Drivers License

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Fernando Armenta
Witness

Fernando Armenta
Printed Name

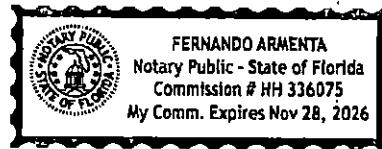
237 State RD 60 W Lakewale, FL 33853
Witness Postal Address

Isabelle Lachermeier
Witness

Isabelle Lachermeier
Printed Name

155 Serenity Loop apt 106
Witness Postal Address Lake Wales, FL 33859

Lowell Reed BY Lowell Reed Jr. Attorney In-Fact
Lowell Reed A/K/A Lowell Reed Sr. by
Lowell Reed, Jr., his Attorney-In-Fact



STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 9th day of March, 2024, by Lowell Reed, Jr., as Attorney-In-Fact for Lowell Reed A/K/A Lowell Reed Sr.

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

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

n Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sha'Neil Early
Witness

Sha'Neil Early
Printed Name

Diane Spicer
Diane Spicer

Witness Postal Address

Angel Ray
Witness

Angel Ray
Printed Name

Witness Postal Address

THE UPS STORE 7292
1036 DUNN AVE, STE 4
JACKSONVILLE, FL 32218

THE UPS STORE 7292
1036 DUNN AVE, STE 4
JACKSONVILLE, FL 32218

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (☒ physical presence or (☐ online notarization this 7 day of March, 2024, by Diane Spicer

H. Patel

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: FLORIDA DRIVER LICENSE

