

Prepared by and return to:

Meghan King
Cloud Title
200 Central Avenue, 4th Floor
St. Petersburg, FL 33701

File No 2024-319

Parcel Identification No 01-6S-15-00490-006

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **19th day of February, 2025** between **Sue E. Anderson, a single person**, whose post office address is **129 SW Walton Glen, Fort White, FL 32038**, of the County of **Columbia, Florida**, Grantor, to **Thomas Andrew Allred, Sr. and Alicia Sterling, husband and wife, as joint tenants with right of survivorship**, whose post office address is **177 Southwest Brittany Glen, Lake City, FL 32024**, of the County of **Columbia, Florida**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 6 South, Range 15 East, Columbia County, Florida, lying Easterly of SW Yale Terrace, LESS the Easterly 40.00 feet and the Northerly 35.00 feet thereof for the right of way of County Road #C-238 and LESS any portion conveyed by that Warranty Deed recorded in O.R. Book 474, Page 342, Public Records of Columbia County, Florida.

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

Subject to taxes for 2025 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Sue E. Anderson

Sue E. Anderson

406 W. Howard St
Live Oak, FL 32064

WITNESS 1 ADDRESS

406 W Howard St
Live Oak, FL 32064

WITNESS 2 ADDRESS

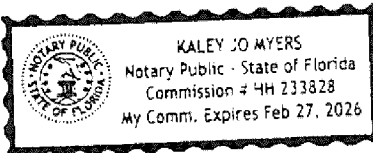
William Golightly
WITNESS
PRINT NAME: William Golightly

Kaley Myers
WITNESS
PRINT NAME: Kaley Myers

STATE OF FLORIDA
COUNTY OF Suwannee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of February, 2025, by Sue E. Anderson.

Kaley Jo Myers
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification Produced: FLDL