

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20610 MD

Inst: 202512011527 Date: 05/20/2025 Time: 11:43AM
Page 1 of 2 B: 1540 P: 1843, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 1260.00

Warranty Deed

This Warranty Deed is executed this 15 day of May, 2025 by Victoria Y. Peurrung, a Single Person, whose address is 794 Southwest Mandiba Drive, Lake City, FL 32024, hereinafter called the grantor, to Gretchen Anderson, whose address is 1591 Shelter Cove Drive, Flemming Island, FL 32003, 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.

Lot 43, Oaks of Lake City Phase 1, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 46 through 52, inclusive, of the Public Records of Columbia County, Florida.

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.

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:



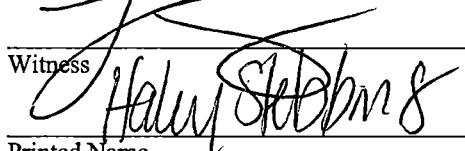
Witness

Madison Van Hofwegen

Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness

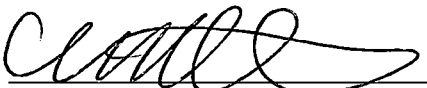
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or
() online notarization, this 15 day of May, 2025, by Victoria Y. Peurrung, () who is/are
personally known to me or (☒) who has/have produced DL
as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026