

Prepared By & Return To:

Name: _____

Address: _____

City: _____

State: _____ Zip Code: _____

Inst: 202512025678 Date: 11/07/2025 Time: 3:41PM
Page 1 of 2 B: 1553 P: 2024, James M Swisher Jr, Clerk of Court,
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp Deed: 0.70

Parcel Control Number: 03-45-17-07570-049

Sale/Transfer Price: \$ _____

space above reserved for recording information

Warranty Deed

This WARRANTY DEED, made this 7th day of November 2025, by Grantor(s):

BEN ELLIS AKA Robert B Ellis

whose address is P.O. Box 88 Lake City FL 32056

to Grantee(s): Jose Sosa

whose address is 194 SE Opal Way Lake City FL

(Where ever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assignees of individuals, and the successors and assignees of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in ^{Columbia} ~~Palm Beach~~ County, Florida, to wit:

(Legal Description of Property)

(If description exceeds maximum characters allowed in this field, please attach as an exhibit)

Lot 15 Suzanne S/D Unit 2
Columbia County FLA Parcel ID
03-45-17-07570-049
AKA 194 SE Opal Way Lake City FL

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To have and to hold, the same in fee simple forever.

And the 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons

whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, _____.

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:

Ronald Williams III

Witness #1 Signature

Ronald Williams III

Witness #1 Printed Name

350 SW Main Blvd

Lake City, FL 32025

Witness #1 Address

Andrew Dorchy

Witness #2 Signature

Andrew Dorchy

Witness #2 Printed Name

350 SW Main Blvd

Lake City, FL 32025

Witness #2 Address

Robert B Ellis

Signature of Grantor

Robert B Ellis

Printed Name of Grantor

Post Office Address

Signature of Grantor

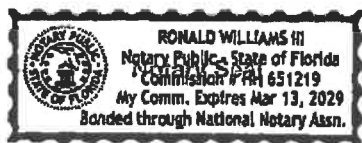
Printed Name of Grantor

Post Office Address

STATE OF Florida

COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of November, 2025, by: Robert Ellis, who is personally known to me or has produced FL Drivers License as identification.



Ronald Williams III

Notary Signature

Ronald Williams III

Notary Printed Name

Commission Number: 44651219

Commission Expiration: 3/13/2029