

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-5354CC

Parcel Identification No 05-3S-17-04851-006

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19th day of August, 2022 between **Debra Reckers, a Single Woman, Kelly Jacobs, a Married Woman, Matthew Lee Brandon, a Married Man, and Scott Aaron Brandon, a Single Man**, whose post office address is **519 S 15th St, Richmond, IN 47374**, of the County of Wayne, State of Indiana, Grantors, to **Columbia County Board of County Commissioners**, whose post office address is **135 NE Hernando Avenue, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

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 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:

TOWNSHIP 3 SOUTH RANGE 17 EAST

Section 5: Commence at the Southeast corner of the NE 1/4 of SE 1/4; run North 2°22'07" West, 1212.48 feet; thence North 86°54'39" West 208.00 feet for a POINT OF BEGINNING; thence North 86°54'39" West 211.02 feet; thence South 2°22'07" East, 792.18 feet to the centerline of Falling Creek; thence meander in a southeasterly direction along the centerline of Falling Creek approximately 326 feet; thence North 2°22'07" West, 977.00 feet to the POINT OF BEGINNING. The above described lands are also known as Lot 10, Falling Creek Farms, an unrecorded subdivision of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

Subject to taxes for 2022 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 Grantee 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:*

Laura A. Sellers
WITNESS

PRINT NAME: Laura A. Sellers

Thomas McNeely
WITNESS

PRINT NAME: Thomas McNeely

Debra Reckers
Debra Reckers

STATE OF Indiana

COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 19th day of August, 2022, Debra Reckers, who is personally known to me or has produced DRIVER LICENSE as identification.

Laura A. Sellers
Signature of Notary Public



TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee 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:*

Amber H Suhl
WITNESS
PRINT NAME: Amber H Suhl

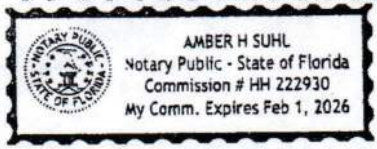
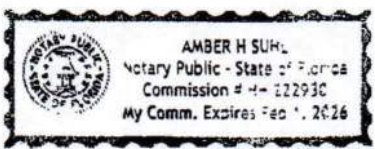
Kelly Jacobs
Kelly Jacobs

Lyndsi M. Nahabetian
WITNESS
PRINT NAME: Lyndsi M. Nahabetian

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of August, 2022, Kelly Jacobs, who is personally known to me or has produced DL as identification.

Amber H Suhl
Signature of Notary Public



TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee 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:*

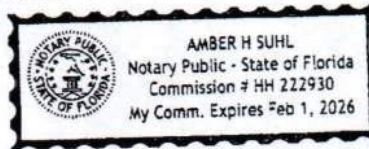
Amber H Suhl
WITNESS
PRINT NAME: Amber H Suhl

Matthew Lee Brandon
Matthew Lee Brandon

Lyndsi M. Nahabetian
WITNESS
PRINT NAME: Lyndsi M. Nahabetian

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of August, 2022, Matthew Lee Brandon, who is personally known to me or has produced DL as identification.



Amber H Suhl
Signature of Notary Public

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee 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:*

Lyndsi M. Nahabetian
WITNESS
PRINT NAME: Lyndsi M. Nahabetian

Scott Aaron Brandon
Scott Aaron Brandon

Amber H Suni
WITNESS
PRINT NAME: Amber H Suni

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of August, 2022, Scott Aaron Brandon, who is personally known to me or has produced DL as identification.

Lyndsi M. Nahabetian
Signature of Notary Public

