

PREPARED BY & RETURN TO:

Name: **THERESA CLINTON**  
Address: **889 NW BLACKBERRY CIR**  
**LAKE CITY, FL 32055**

Parcel No.: 17-3S-16-02168-111

Inst: 202612002195 Date: 01/30/2026 Time: 2:46PM  
Page 1 of 2 B: 1559 P: 1633, James M Swisher Jr, Clerk of Court  
Columbia, County, Fl: MD  
Minute Clerk/Notary Stamp- 0 70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27th day of January, 2026, by **THERESA CLINTON, MARRIED**, hereinafter called the Grantor, to **KENNETH CLINTON** and **THERESA CLINTON, HUSBAND AND WIFE**, as joint tenants with the right of survivorship, whose post office address is 889 NW BLACKBERRY CIR, Lake City, FL 32055, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land be free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

This conveyance is made without a title search and is subject to all restrictions, easements, covenants, conditions, and encumbrances of record, if any.

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:

Morgan L. Williams  
Witness Signature  
Printed Name: Morgan L. Williams  
Address: 757 W DUVAL ST. LAKE CITY, FL 32055

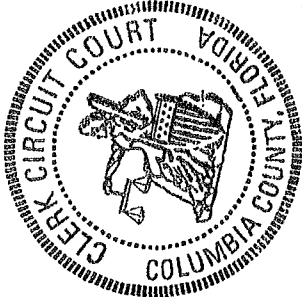
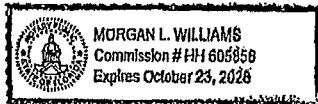
Theresa Clinton L.S.  
Name: **THERESA CLINTON**  
Address: **889 NW BLACKBERRY CIR, LAKE CITY, FL 32055**

Witness Signature  
Printed Name: STEPHAN FANNING  
Address: 757 W DUVAL ST LAKE CITY, FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27th day of January, 2026, by **THERESA CLINTON**, who is personally known to me or who has produced FL-DL as identification.

Morgan L. Williams  
Signature of Notary  
Printed Name: Morgan L. Williams  
My commission expires: 10-23-28



STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
JAMES M SWISHER JR, CLERK OF COURTS  
By [Signature]  
Date 2/10/2026

**Exhibit "A"**

*LOT 11, BLACKBERRY FARMS, A PLANNED RURAL RESIDENTIAL DEVELOPMENT,  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLANNED RURAL RESIDENTIAL  
DEVELOPMENT BOOK 1, PAGES 4-11, PUBLIC RECORDS OF COLUMBIA COUNTY,  
FLORIDA*