

Sale Price \$ 280,000.00
Doc Stamp \$ 1,960.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-06004TL

Parcel No.: R07709-000 and R14147-000

Inst: 202212014412 Date: 07/25/2022 Time: 10:52AM
Page 1 of 1 B: 1471 P: 2063, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp Deed: 1960.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 18th day of July, 2022, by **JANE C. HENDERSON, A WIDOW**, hereinafter called the Grantor, to **GARRY DWAIN SPARKMAN and JEAN ANN SPARKMAN, HUSBAND AND WIFE**, whose post office address is **311 SE OAK ST, LAKE CITY, FL 32025**, 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:

Lot 11, Block 2 of FOREST HILLS UNIT ONE, according to the Plat thereof as recorded in Plat Book 3, Page(s) 28, of the Public Records of COLUMBIA County, Florida.
ALSO:

Beginning at the Northeast corner of Lot 11, Block 2, Forest Hills Subdivision, Unit 1, and run West along the North boundary of said Lot 11 a distance of 120.86 feet to the Northwest corner of said Lot 11, thence run N 2°05' W 122.52 feet to the South boundary of Tribble Street; thence run East along the South boundary of Tribble Street to the West boundary of Division Street; thence run S 9°08" E along the West boundary of Division Street to the Point of Beginning.

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

SUBJECT TO TAXES FOR THE YEAR 2022 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 is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Jane C. Henderson by William "Bill" Henderson L.S.
Name: JANE C. HENDERSON BY WILLIAM "BILL"
HENDERSON HER ATTORNEY IN FACT
Address: 311 SE OAK STREET, LAKE CITY, FL 32025

Mary Ann Tomlinson
Witness Signature
Printed Name: Mary Ann Tomlinson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of July, 2022, by WILLIAM "BILL" HENDERSON, ATTORNEY IN FACT FOR JANE C. HENDERSON, who is personally known to me or who has produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23

