

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

ATS 1-41756

Inst: 202212013783 Date: 07/15/2022 Time: 10:41AM  
Page 1 of 3 B: 1471 P: 313, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC [Signature]  
Deputy Clerk Doc Stamp-Deed: 980.00

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 12<sup>th</sup> day of July, 2022, by James H. Carrier and His Wife, Bille K. Carrier, hereinafter called the grantor, to Jannon Maria Forsythe, whose address is: 358 NW Irene Ln, Lake City, FL 32055 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 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 County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

Together With a 1972 Double-Wide ARMO Mobile Home with Vin #'s 15299A and 15299B.

THESE MOBILE HOME TITLES HAVE BEEN RETIRED WITH THE FLORIDA DEPT. OF MOTOR VEHICLES ACCORDING TO FLORIDA STATUTE SECTION 319.261 AND HEREAFTER ALWAYS A PART OF THIS REAL PROPERTY.

TOGETHER with all 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; that the grantor hereby fully 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 the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Mary Hynds*  
\_\_\_\_\_

Witness:

*Mary Hynds*  
\_\_\_\_\_

Printed Name:

\_\_\_\_\_

Witness:

*Michael H. Harrell*  
\_\_\_\_\_

Printed Name:

*James H. Carrier*  
\_\_\_\_\_

James H. Carrier

*Bille K. Carrier*  
\_\_\_\_\_

Bille K. Carrier

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of July, 2022 by James H. Carrier and His Wife, Bille K. Carrier who are personally known to me or who have produced OK as identification.

*Michael H. Harrell*  
\_\_\_\_\_

Notary Public

(Notary Seal)



MICHAEL H. HARRELL  
Notary Public  
State of Florida  
Comm# HH203548  
Expires 11/30/2025

ATS#: 1-41756

**EXHIBIT "A"**

Lot 7 of Hobbs Heights , according to the Plat thereof as recorded in Plat Book 4, Page(s) 25-25A, of the Public Records of COLUMBIA County, Florida.