

PREPARED BY & RETURN TO:

Name: SAMANTHA AND ADAM PASTERNAK

Address: 614 SW MIRACLE CT.
LAKE CITY, FL 32024

Inst: 202312001704 Date: 02/01/2023 Time: 4:30PM
Page 1 of 1 B: 1483 P: 2387, James M Swisher Jr. Clerk of Court
Columbia County, By: AM *MS*
Deputy Clerk Doc Stamp Deed: 0.70

Parcel ID No.: A PART OF R08665-003

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1st day of FEBRUARY, 2023, by **JOHN G. WINDHAM**,
CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **SAMANTHA PASTERNAK and**
ADAM PASTERNAK, WIFE AND HUSBAND, whose post office address is 614 SW MIRACLE CT., LAKE CITY, FL
32024, 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 COLUMBIA COUNTY, State of FLORIDA, viz:

**COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE AND THE
EAST LINE OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY,
FLORIDA AND RUN N.68°52'39"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE A
DISTANCE OF 810.31 FEET; THENCE S.08°43'53"W., 426.78 FEET TO THE POINT OF
BEGINNING; THENCE S.01°15'49"E., 467.97 FEET; THENCE S.88°38'52"W., 511.29 FEET;
THENCE N.01°15'49"W., 467.97 FEET; THENCE N.88°38'52"E., 511.29 FEET TO THE POINT
OF BEGINNING.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY
AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2023 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,
2023.

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:

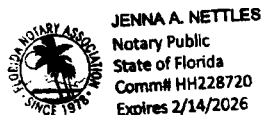
Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

John G. Windham
Name: JOHN G. WINDHAM L.S.
Address: 4219 SE COUNTRY CLUB RD, LAKE CITY, FL
32025

Mary Ann Tomlinson
Witness Signature
Printed Name: Mary Ann Tomlinson

STATE OF FLORIDA
COUNTY OF COLUMBIA

3 The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 1 day of FEBRUARY, 2023, by **JOHN G. WINDHAM**, who is personally known to me or who has produced
Driver's License as identification.



Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26