

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2023-71

Inst: 202312009173 Date: 05/22/2023 Time: 2:10PM
Page 1 of 2 B: 1490 P: 2720, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 770.00

[Space Above This Line For Recording Data]

Warranty Deed

^{15th}
This Warranty Deed made this ~~10th~~ day of May, 2023 between **Marty A. Revis and Shannon Revis, husband and wife**, whose post office address is **423 SE Country Club Road, Lake City, FL 32025**, grantor, and **SE Country Club Road Land Trust # 423, Deas Law Trust LLC as Trustee, a Florida Trust** whose post office address is **227 SE Hernando Ave, Lake City, FL 32025**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida** to-wit:

Lot 15, Block 12, Country Club Estates Replat, a subdivision according to the plat thereof as recorded in Plat Book 3, page 32, of the public records of Columbia County, Florida.

AND ALSO:

That portion of Lot 16, Block 12, Country Club Estates Replat, a subdivision according to Plat thereof recorded in Plat Book 3, page 32, public records of Columbia County, Florida, described as follows: Begin at the SW corner of said Lot 16 and run thence N 8 degrees 24 minutes 40 seconds E along the West line of said Lot 16, 1.30 feet; thence S 83 degrees 04 minutes 06 seconds E, 54.78 feet; thence S 79 degrees 42 minutes 50 seconds E, 67.07 feet to the East line of said Lot 16; thence S 8 degrees 56 minutes 55 seconds W, along said West line, 1.90 feet to the SE corner of said Lot 16; thence N 80 degrees 56 minutes 22 seconds W, along the South line of said Lot 16, 121.79 feet to the POINT OF BEGINNING.

Parcel Identification Number: 34-3S-17-07239-000 (27610)

Together with all the 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 .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah M. Deas
Witness
Printed Name: Sarah M. Deas
[Signature]
Witness
Printed Name: Victoria Davis

[Signature]
Marty A. Revis
Shannon Revis
Shannon Revis

State of Florida
County of Columbia

1542
15
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
~~10th~~ day of May, 2023 by Marty A. Revis who ☐ is personally known or ☒ has produced a driver's license as identification
and Shannon Revis who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



VICTORIA M. DAVIS
Commission # HH 228986
Expires February 15, 2026

[Signature]
Notary Public
Print Name: Victoria M. Davis
My Commission Expires: February 15, 2026