

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7575CW

Parcel Identification No 30-4S-18-10513-022

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of January, 2024 between **Stephen Hansen and Dayna Hansen, Husband and Wife**, whose post office address is **387 SW Wall Terrace, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantors, to **Raymond Kneppar, a Married Man**, whose post office address is **PO Box 3338, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 15A of High Falls, an unrecorded subdivision, a part of the S 1/2 of Section 30, Township 4 South, Range 18 East, Columbia County, Florida, being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of said Section 30, and run thence N 33 degrees 51'50" W, 213.15 feet to the Point of Beginning; thence continue N 33°51'50" W, 213.06 feet; thence N 53°11'39" E, 1399.58 feet to a point on the Southwesterly right-of-way line of County Road #252 (old Lulu Road); thence S 43°49'59" E, along said right-of-way line, 408.23 feet; thence S 60°41'54" W, 1473.07 feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Paula Lawrence
Witness: PAULA LAWRENCE
Address: 150 NW LAUNDST
LAKE CITY, FL

Stephen Hansen
Stephen Hansen

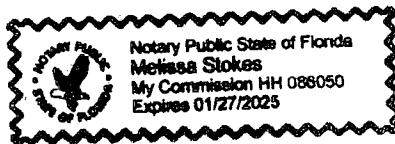
Melissa Stokes
Witness: Melissa Stokes
Address: _____
426 SW COMMERCE DR.
SUITE 145 LAKE CITY, FL

Dayna Hansen
Dayna Hansen

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of January, 2024, by Stephen Hansen and Dayna Hansen.

Melissa Stokes
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: DL