

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 2024-7556CW

Parcel Identification No 04-6S-17-09597-101

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WARRANTY DEED

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

This indenture made the 15th day of February, 2024 between **Samuel W. Clark, a Single Man**, whose post office address is **PO Box 41, East Barre, VT 05649**, of the County of Washington, State of Vermont, Grantor, to **Leslie Terry, a Single Woman**, whose post office address is **149 Sand Lake Drive, Pomona Park, FL 32181**, of the County of Putnam, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 1, Nicely Acres, a recorded subdivision, recorded in Map Book 5, Pages 78-78A, of the Public Records of Columbia County, Florida.

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

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:

[Signature] 02-15-2024
Witness: JERRI L. HOWARD
Address: P.O. Box 123
Washington VT 05675

[Signature]
Samuel W. Clark 02/15/2024

[Signature] 02-15-2024
Witness: Stephen W Howard
Address: P.O. Box 123
Washington VT 05675

STATE OF Vermont
COUNTY OF Washington

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of February, 2024, by Samuel W. Clark.

[Signature]
Signature of Notary Public Stephen W Howard
Print, Type/Stamp Name of Notary

STEPHEN W HOWARD
Notary Public, State of Vermont
My Commission Number: 157.0008150
My Commission Expires: 01/31/2025

Personally Known: _____ OR Produced Identification: VT Driver's
Type of Identification License
Produced: _____