

SPB 2  
055-700

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 24-03011

Parcel No.: R02438-197

Inst: 202412006544 Date: 04/01/2024 Time: 11:22AM  
Page 1 of 1 B: 1511 P: 1091, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC/JC  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27th day of March, 2024, by **DWC CONTRACTING LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, to **CRAIG TERRY and LISA TERRY, HUSBAND AND WIFE**, having its principal place of business at 364 SW STERLING TERRACE, HIGH SPRINGS, FL 32643, hereinafter called the Grantee:

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 Grantee all that certain land situate in County of Columbia, State of Florida, viz:

**Lot 97, EMERALD COVE, PHASE I, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 35 through 36, 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 THE YEAR 2024 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 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 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 caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, 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  
Witness Address: 767 W Duval St.  
Lake City, FL 32055

DWC CONTRACTING, LLC

By: [Signature] L.S.  
Name: CRAIG TERRY  
Title: MANAGER

Address (Principal Place of Business):  
364 SW STERLING TERRACE, HIGH SPRINGS, FL 32643

Lisa Feagle  
Witness Signature  
Printed Name: Lisa Feagle  
Witness Address: 767 W Duval St.  
Lake City, FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27th day of March, 2024, by CRAIG TERRY (name), MANAGER (title) of DWC CONTRACTING, LLC a Florida Limited Liability Company, on behalf of the llc. He (she) is personally known to me or has produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HM228720  
Expires 2/14/2026

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