

THIS INSTRUMENT PREPARED BY:
JOHN H. PARKER, III
SUWANNEE VALLEY TITLE SERVICES, INC.
POST OFFICE BOX 1563
LIVE OAK, FLORIDA 32064

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of boundaries. The names, addresses and legal description were furnished by the parties to this instrument.

Inst: 202412021387 Date: 10/08/2024 Time: 2:07PM
Page 1 of 2 IB: 1524 P: 2582, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH
Deputy Clerk Doc Stamp-Deed: 431.20

WARRANTY DEED

THIS INDENTURE, Made this 27th day of September, 2024, between TONI MARIE CLARK, a single person, whose post office address is 1304 SW Wester Drive, Lake City, Florida 32024, grantor, and SHERRIE LYNN CLARK and DEBORAH ANN STONE, a married couple, whose post office address is 1304 SW Wester Drive, Lake City, Florida 32024, grantees,

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 grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 5, OAK HAMMOCK, a subdivision as per the plat thereof recorded in Plat Book 9, Page 159, public records of Columbia County, Florida;

SUBJECT to zoning of Columbia County, Florida; restrictions, road rights of way and utility easements, if any; and taxes assessed on and after January 1, 2024;

FURTHER SUBJECT to the lien of that certain mortgage from Toni Marie Clark to Suwannee Holdings, LLC, a Florida limited liability company, dated August 31, 2021, recorded on October 7, 2021, in Official Record Book 1449, pages 1129-1131, public records of Columbia County, Florida, and given to secure the original principal sum of Sixty-Seven Thousand Five Hundred and No/100 Dollars (\$67,500.00), on which there is a principal balance due of Sixty-One Thousand Five Hundred Thirty and 71/100 Dollars (\$61,530.71), and accrued interest from September 15, 2024, which said mortgage and the obligation secured thereby the grantees herein assume and agree to pay as though they were the original makers thereof;

PARCEL IDENTIFICATION NUMBER: 31-04S-17-08921-105

and said grantor does hereby fully warrant 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 her hand and seal the day and year first above written.



STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.
JAMES M SWISHER JR, CLERK OF COURTS

By James M Swisher Jr
Deputy Clerk
Date 2/6/2024

Signed, sealed and delivered
in the presence of:

Signature of witness

James W. Prevatt, Jr.

Print or type name of witness

Witness Address: 120 East Howard St.,
Live Oak, Florida 32064

Signature of witness

John H. Parker, III

Print or type name of witness

Witness Address: 120 East Howard St.,
Live Oak, Florida 32064

STATE OF FLORIDA
COUNTY OF SUWANNEE

24th The foregoing warranty deed was acknowledged before me in my physical presence this
day of September, 2024, by TONI MARIE CLARK, a single person, who is personally
known to me or X has produced as identification the following: Florida Driver's License

Notary Public

John H. Parker, III

(NOTARIAL SEAL)

Print name of Notary Public

My Commission Expires:

