

~~Prepared by and return to:~~
RALPH R. DEAS, ESQUIRE
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Ave.
Lake City, FL 32025
(386) 754-0771
File Number: 2024-148

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Warranty Deed

This Warranty Deed made this 6th day of December, 2024 between Dorothy M. Rogers whose post office address is 290 W Circuit Dr, Beaumont, TX 77706, grantor, and Rodney Criswell and Linda Criswell, husband and wife whose post office address is 208 SE Condor Gln, High Springs, FL 32643, 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 TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00) 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, situated, lying and being in Columbia County, Florida to-wit:

LOT 13, OF FAIRWAY VIEW UNIT III, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 27-27A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Number: 02310-005

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 12/31/2023.

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:

Logan Mack
Witness
Printed Name: Logan Mack
P.O. Address: 620 College St,
Beaverton TX 97007

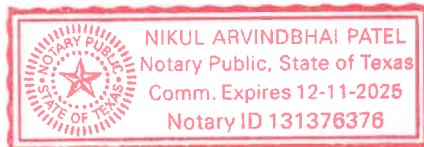
Howard L Rogers
Dorothy M. Rogers or
Howard L. Rogers, as his/her Attorney-in-Fact

Tarka Patel
Witness
Printed Name: Tarka Patel
P.O. Address: 620 College St.
Beaverton TX 97007

State of Texas
County of Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of December, 2024 by Dorothy M. Rogers, by Howard L. Rogers, as his/her Attorney in Fact who ☐ is personally known or ☒ has produced a driver's license as identification

[Seal]



Nikul Arvindbhai Patel
Notary Public

Print Name: Nikul Arvindbhai Patel
My Commission Expires: 12/11/2025