

Pactima eNotary (RON) Package ID: EwzecZgd6Yeag4UblsKlh / Document ID: [0] kCIm\_XqgbXz59p87jKw89

Prepared by and return to:

**Gumminger Law, PLLC**  
**Andrea Gumminger, Esq.**  
**18731 NW US Hwy 441**  
**High Springs, FL 32643**  
**(386) 454-0688**  
File Number: **25-009A**

Parcel Identification No. **25-6S-16-03935-022**

-----[Space Above This Line For Recording Data]-----

## Warranty Deed

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

**This Indenture** made this **31st day of January, 2025** between **Lisa Merritt, a married woman** whose post office address is **4008 Cold Harbour Dr, Raleigh, NC 27610** of the County of **Wake, State of North Carolina**, grantor\*, and **John Gerald Marcus Humphreys, a single man** whose post office address is **4669 Gulf Blvd, Apt 501, Saint Pete Beach, FL 33706** of the County of **Pinellas, State of Florida**, grantee\*,

**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 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 County, Florida**, to-wit:

**Lot 22, ARROWHEAD ACRES, a subdivision as recorded in Plat Book 4, Pages 49-A and 49-B, of the Public Records of Columbia County, Florida.**

**Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 4008 Cold Harbour Dr, Raleigh, NC 27610.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

-----**Remainder Intentionally Left Blank**-----

Pactima eNotary (RON) Package ID: EwzecZgd6Yeag4UblsKlh / Document ID: [0] kCIm\_XqgbXz59p87jKw89

Signed, sealed and delivered in our presence:

Brenda Marshall  
Witness  
Printed Name: Brenda Marshall  
P.O. Address: 4004 Cold Harbor Dr.  
Raleigh NC. 37610

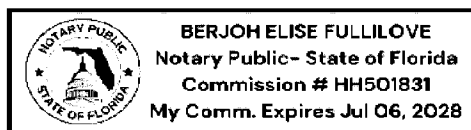
Lisa Merritt  
Lisa Merritt

Berjoh Elise Fullilove  
Witness  
Printed Name: Berjoh Elise Fullilove  
P.O. Address: 11582 SW Village Parkway #400  
Port St. Lucie FL 34987

State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 30<sup>th</sup> day of January, 2025 by Lisa Merritt who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Online notarization using audio/video communication.

Berjoh Elise Fullilove  
Notary Public  
Print Name: Berjoh Elise Fullilove  
My Commission Expires: 07/06/2028