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consideration 30500⁰⁰
Prepared by and return to:

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File Number: 24-020

Inst: 202412002601 Date: 02/12/2024 Time: 8:46AM
Page 1 of 2 B: 1507 P: 2161 James M Swisher Jr, Clerk of Court
Columbia, County. By: VCW
Deputy Clerk Doc Stamp-Deed: 2135.00

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Warranty Deed

This Warranty Deed made this 6th day of February, 2024 between Jose Suarez, an unmarried widower, whose post office address is 3082 Brookstone Terrace, Davenport, FL 33837, grantor, and James D. Harper and Tamara G. Harper, husband and wife, whose post office address is 155 SW Walton Gln, Fort White, FL 32038, 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 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 3, Block B, HOLLINGSWORTH ESTATES, according to the map or plat thereof as recorded in Plat Book 5, Page 122, Public Records of Columbia County, Florida.

Parcel Identification Number: 346S1604059223

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 **December 31, 2023**.

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