

Prepared by and return to:

Robert Stewart

Sky Title, LLC dba Lake City Title

426 SW Commerce Drive #145

Lake City, FL 32025

(386) 758-1880

File No 2025-8684CW

Parcel Identification No 00-00-00-01289-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 2nd day of June, 2025 between **Michael P. Connelly, a Married Man,**

whose post office address is **172 NW Crews Gin, Lake City, FL 32055**, of the County of Columbia, State of

Florida, Grantor, to **William R. Anderson III, a Single Man,** whose post office address is **400 NW Oglethorpe**

Terrace, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 163, Section 15, more particularly known as Lot 100, Three Rivers Estates Unit No. 20, being a part of Sections 25 and 36, Township 6 South, Range 15 East, according to the map or plat thereof as recorded in Plat Book 6, Page 14, of the Public Records of Columbia County, Florida.

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 a homestead property. Grantor's residence and homestead address is: 172 NW Crews Gin, Lake City, FL 32055.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

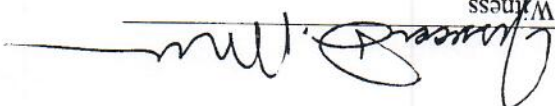
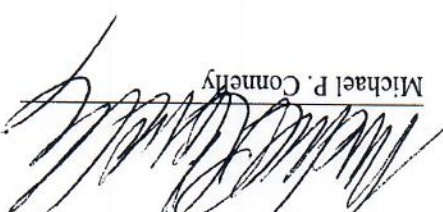
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the lawful claims of all persons whomsoever.

Warranty Deed

File No.: 2025-8684CW

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

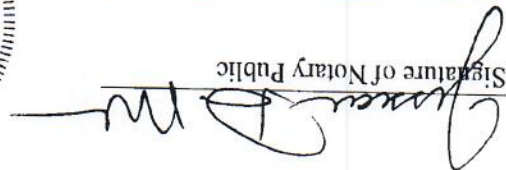
Signed, sealed and delivered
in our presence:


Witness
Print Witness Name and Address:
Jessica D. Moore
426 SW Commerce Dr. #145
Lake City, FL 32025

Michael P. Connelly


Witness
Print Witness Name and Address:
Savannah H. Raulerson
426 SW Commerce Dr. #145
Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of May, 2025, by Michael P. Connelly, ☐ who is/are personally known to me or ☒ who has/have produced as identification.


Signature of Notary Public
Print, Type/Stamp Name of Notary

