

Prepared by and return to:

Laurie Cruz - Potter  
Heritage Title Services  
201 Parshley Street Southwest  
Live Oak, FL 32064  
(386) 330-0371  
File No 25-4583  
Parcel Identification No 00-00-00-01212-000  
Consideration: \$40,000.00

(Space Above This Line For Recording Date)

## WARRANTY DEED

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

This indenture made the 7th day of November, 2025, between Daniel A. Dukes, a married man, whose post office address is 8731 Southwest 57th Trail, Lake Butler, FL 32054, of the County of Union, Florida, Grantor, to Janet D. Murray, a married woman, whose post office address is 619 SW Ford Lane, Lake City, FL 32024, of the County of Columbia, 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, Florida, to-wit:

**Lot 86, THREE RIVERS ESTATES UNIT NO. 19, according to plat thereof as recorded in Plat Book 6, Page 13, 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: 8731 Southwest 57th Trail, Lake Butler, FL 32054.

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

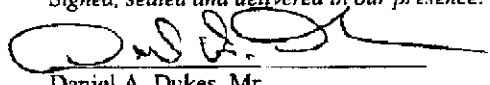
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

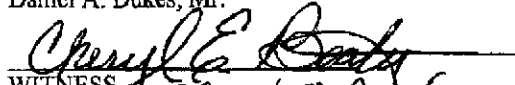
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims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

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:



Daniel A. Dukes, Mr.



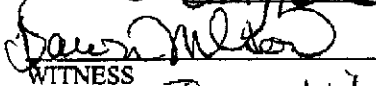
WITNESS

PRINT NAME Cheryl E. Beaty

201 Parshley Street SW

Live Oak, FL 32064

WITNESS 1 ADDRESS



WITNESS

PRINT NAME Dawn Wilson

201 Parshley Street SW

Live Oak, FL 32064

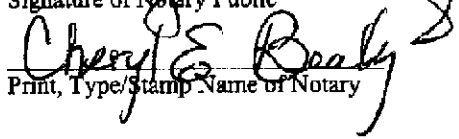
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of November, 2025, by Daniel A Dukes,  who is/are personally known to me or  who has/have produced Florida D.L. as identification.



Signature of Notary Public



Print, Type/Stamp Name of Notary

