

Sales price 459,000.00
doc 3,150.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 24-09002TL

Parcel No.: R08158-002

Inst: 202412024106 Date: 11/12/2024 Time: 11:37AM
Page 1 of 2 B: 1527 P: 758, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *KL*
Deputy Clerk Doc Stamp-Deed: 3150.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 4th day of November, 2024, by **KENNETH GARR** and **JONI GARR**, **HUSBAND AND WIFE**, hereinafter called the Grantors, to **CHARLES JOHN BARGER, II A/K/A CHARLES J. BARGAR** and **CHUN C BARGAR, HUSBAND AND WIFE**, whose post office address is **229 SW MARVIN BURNETT RD, LAKE CITY, FL 32025**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Ann Tomlinson

Witness Signature
Printed Name: Mary Ann Tomlinson
Witness Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

Kenneth Garr

Name: KENNETH GARR
Address: 229 SW MARVIN BURNETT ROAD, LAKE CITY, FL
32024

Mary Ann Tomlinson

Witness Signature
Printed Name: Mary Ann Tomlinson
Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055

Joni Garr

Name: JONI GARR
Address: 229 SW MARVIN BURNETT ROAD, LAKE CITY, FL
32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of November, 2024, by KENNETH GARR and JONI GARR, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang

Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

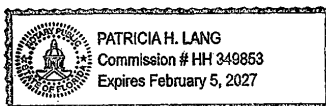


EXHIBIT "A"

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN SOUTH 86 DEG. 22 MIN. 26 SEC. WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 536.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 03 DEG. 03 MIN. 22 SEC. EAST, 658.84 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEG. 38 MIN. 35 SEC. EAST, 489.85 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00 DEG. 55 MIN. 35 SEC. EAST, ALONG SAID EAST LINE 621.34 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.