

PREPARED BY & RETURN TO:

Name: STEPHAN FANNING, an employee of INTEGRITY TITLE SERVICES, LLC

Address: 757 W. DUVAL STREET LAKE CITY, FL 32055

File No. 25-02012

Parcel No.: R04076-134

Inst: 202512007047 Date: 04/02/2025 Time: 10:50AM
Page 1 of 1 B: 1536 P: 2477, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 1680.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 24th day of **March, 2025**, by **TERRY J. NEWTH** and **KRISTI A. NEWTH**, HUSBAND AND WIFE, hereinafter called the Grantors, to **JOSEPH CHAFFEE**, UNMARRIED, and **KRISTIE AUGUSTINO**, UNMARRIED, as joint tenants with the right of survivorship, whose post office address is 498 SW OLD NIBLACK AVE., Fort White, FL 32038, 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:

Lot 34 of PARKER WOODS, according to the Plat thereof as recorded in Plat Book 6, Page(s) 81, of the Public Records of Columbia County, Florida.

Together with 1998 Doublewide Mobile Home ID# 9D630278KA/B - Title # 80686477 and # 80686538

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2025 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, 2025.

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:

[Signature]
Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32055

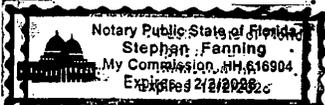
Terry J. Newth L.S.
Name: TERRY J. NEWTH
Address: 508 SW OLD NIBLACK AVE., Fort White, FL 32038

Kristi A. Newth L.S.
Name: KRISTI A. NEWTH
Address: 508 SW OLD NIBLACK AVE., Fort White, FL 32038

Kay M. Priest
Witness Signature
Printed Name: KAY M. Priest
Witness Address: 437 SW Thurman Terr,
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 24th day of March, 2025, by TERRY J. NEWTH and KRISTI A. NEWTH, who are personally known to me or who have produced DRIVER LICENSE as identification.



[Signature]
Signature of Notary
Printed Name: STEPHAN FANNING
My commission expires: December 2, 2028

