

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of Integrity Title Services, LLC

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

File No. 24-05011

Parcel No.: R-04056-123

Inst: 202412013928 Date: 06/28/2024 Time: 10:16AM
Page 1 of 1 B: 1518 P: 140, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp Deed: 280.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **26th** day of **June, 2024**, by **CLINT LOOMIS**, hereinafter called the Grantor, to **CRAIG A. TERRY and LISA TERRY, HUSBAND AND WIFE**, whose post office address is **25613 W US HWY 27, HIGH SPRINGS, FL 32643**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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 23 , THORNWOOD, according to the map or plat thereof, recorded in Plat Book 7, Pages 202 through 204, of the Public Records of Columbia County, Florida.

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 GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

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 Grantor hereby covenants with the Grantees 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in the presence of:

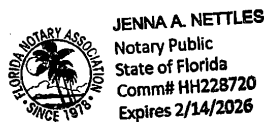
Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles
Witness Address: 757 W Duval St.
Lake City, FL 32055

CLINT LOOMIS L.S.
Name: CLINT LOOMIS
Address: 6779 SW 60TH TER, LAKE BUTLER, FL 32054

Morgan Williams
Witness Signature
Printed Name: Morgan Williams
Witness Address: 757 W Duval
St. Lake City FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2024, by CLINT LOOMIS, who is personally known to me or who has produced Driver's License as identification.



Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26