

WARRANTY DEED

THIS WARRANTY DEED by **BLAKE J. MERZ**, whose address 248 SW Young Place, Lake City, Florida 32025, hereinafter called the "Grantor", to **TONYA VICTORIA MERZ**, whose address 248 SW Young Place, Lake City, Florida, hereinafter called the "Grantee."

WITNESSETH:

That Grantor, for and in consideration of the sum of ZERO DOLLARS (\$0.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in Columbia County, Florida (hereinafter referred to as the "Property"), and being more particularly described as follows:

Columbia County Parcel ID# 20-4S-17-08596-000

LOT 4 of BLOCK 2, YOUNG ACRES ESTATES, a subdivision according to the plat thereof as recorded in Plat Book 3 page 70, of the public records of **COLUMBIA COUNTY, FLORIDA**.

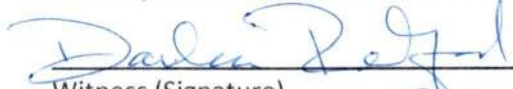
TO HAVE AND TO HOLD the said premises in fee simple forever, with the current appurtenances attached thereto.

AND THE GRANTORS hereby covenant with said Grantees that Grantors are lawfully seized of said property in fee simple; that the Grantors have good right and lawful authority to sell and convey said property; that the Grantors hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal this 31st day of May, 2024.


SIGNED, SEALED AND DELIVERED in our presence:

GRANTORS:


Witness (Signature)
Print Name Darlene Reliford
Address 100 South Ohio Ave
Live Oak 32064

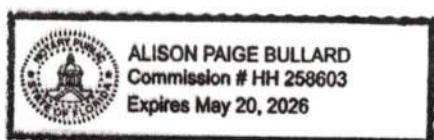


BLAKE J. MERZ


Witness (Signature)
Print Name AVIS C BULLARD
Address 100 OHIO AVE SOUTH
LIVE OAK FL 32064

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me this 31st day of May, 2024 by **BLAKE J. MERZ** who have produced Florida Driver License M620-070-92-173-0 as identification and who did take an oath.





Notary Public

(Notarial Seal)

Inst: 202412011345 Date: 05/31/2024 Time: 3:56PM
Page 1 of 1 B: 1515 P: 1888 James M Swisher Jr. Clerk of Court
Columbia County, By: VC JV
Deputy Clerk