

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2025-8527SW

Parcel Identification No 23-2S-15-00074-201

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4 day of February, 2025 between **Tucker A. Bellas, a Single Man, and Emily E. Sherman, a Single Woman**, whose post office address is **7140 112th Terrace, Live Oak, FL 32060**, of the County of Suwannee, State of Florida, Grantors, to **David O'Neal, a Single Man, and Amber Balanger, a Single Woman, as Joint Tenants with Right of Survivorship**, whose post office address is **146 Jeep Drive, Wellborn, FL 32094**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Deer Run Acres, an Unrecorded Subdivision in Columbia and Suwannee Counties the West 1/2 of Parcel 1, with Parcel 1 being described as:

PARCEL 1

The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 2 South, Range 15 East, Columbia County, Florida.

Subject to an easement for utilities over and across the North and East 10.00 feet thereof, together with a 60.00 foot easement for ingress and egress being more particularly described as follows:

Part of the Southwest 1/4 of the Northwest 1/4, of Section 23, Township 2 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

For Point of Beginning, Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4, thence run North 01 degrees 01 minutes 09 seconds East along the West line of said Southwest 1/4 of the Northwest 1/4, a distance of 421.62 feet; thence run North 66 degrees 33 minutes 06 seconds East, a distance of 65.92 feet; thence run South 01 degrees 01 minutes 09 seconds West, a distance of 388.33 feet; thence run South 89 degrees 32 minutes 15 seconds East, a distance of 702.07 feet; thence run South 0 degrees 27 minutes 45 seconds West, a distance of 60.00 feet to the South line of said Southwest 1/4 of the Northwest 1/4; thence run along said South line North 89 degrees 32 minutes 15 seconds West, a distance of 762.52 feet to the Point of Beginning. Together with the South 60.00 feet of Lot 13, Park Forest, as recorded in Plat Book 1, Page 288, of the Public Records of Suwannee County, Florida.

Together with 1981 Vent single-wide mobile home Vin# 11415281 & Title# 0019793908. The titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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

Subject to taxes for 2024 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

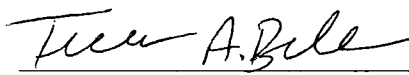
*Signed, sealed and delivered
in our presence:*



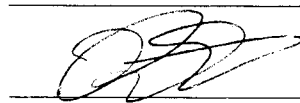
Witness

Print Witness Name and Address:

Savannah H. Raulerson
426 SW Commerce Dr.#145
Lake City, FL 32025



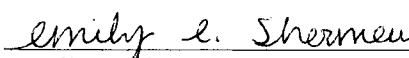
Tucker A. Bellas



Witness

Print Witness Name and Address:

Robert S. Stewart
426 SW Commerce Dr.#145
Lake City, FL 32025



Emily E. Sherman

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 4 day of February, 2025 by Tucker A. Bellas and Emily E. Sherman, who is personally known to me or who has produced a Florida Driver's License as identification.



Notary Public

