

Sale Price: \$250,000.00  
Doc Stamp \$ 1,750.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 22-08021

Parcel No.: 25-3S-16-02275-069

Inst: 202212019277 Date: 10/06/2022 Time: 9:38AM  
Page 1 of 1 B: 1476 P: 2139, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 1750.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS **WARRANTY DEED**, made the 3<sup>rd</sup> day of October, 2022, by **DEBRA BROWN F/K/A DEBRA K. MEISTER, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE CARROLL LIVING TRUST UNDER AGREEMENT DATED OCTOBER 30, 1996**, hereinafter called the Grantor, to **CHAD ALAN TRESPALACIOS and KATIE LYNN TRESPALACIOS, HUSBAND AND WIFE**, whose post office address is 127 NW COMPTON CT, Lake City, FL 32055, 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 9, AZALEA CREEK, according to the plat thereof, as recorded in Plat Book 6, Page 86, of the Public Records of COLUMBIA County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2022 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, 2021.

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

Jessica L Nettles  
Witness Signature  
Printed Name: Jessica L. Nettles

Debra Brown L.S.  
Name: DEBRA BROWN, INDIVIDUALLY AND AS  
SUCCESSOR TRUSTEE OF THE CARROLL LIVING TRUST  
UNDER AGREEMENT DATED OCTOBER 30, 1996  
Address: 127 NW COMPTON CT, 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 3<sup>rd</sup> day of September, 2022, by DEBRA BROWN who is personally known to me or who has produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

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