

PREPARED BY & RETURN TO:

Name: BILLY J. MAXWELL

Address: 971 NW JOSEPHINE ST.
LAKE CITY, FL 32055

Parcel ID No.: R04814-006

Inst: 202312012954 Date: 07/12/2023 Time: 2:27PM
Page 1 of 1 B: 1494 P: 1675, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM [Signature]
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 19th day of JULY, 2023, by LISA WARREN, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to BILLY J. MAXWELL whose post office address is 971 NW JOSEPHINE ST., 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 COLUMBIA COUNTY, State of FLORIDA, viz:

COMMENCE AT THE SE CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 87°58'44" W, 1045.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87°58'44" W, 186.95 FEET; THENCE N 00°42'29" W, 466.51 FEET; THENCE N 87°55'24" E, 187.00 FEET; THENCE S 00°42'12" E, 466.70 FEET TO THE POINT OF BEGINNING.
SUBJECT TO EXISTING NW JOSEPHINE STREET.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.

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

SUBJECT TO TAXES FOR THE YEAR 2023 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, 2022.

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:

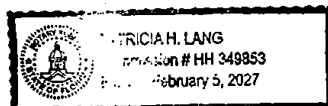
[Signature]
Witness Signature
Printed Name: PATRICIA LANG

[Signature] L.S.
Name: LISA WARREN
Address: 999 NW JOSEPHINE ST., LAKE CITY, FL 32055

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

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of JULY, 2023, by LISA WARREN, who is personally known to me or who has produced Driver's License as identification.



[Signature]
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

