

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20524 MD

Inst: 202512006727 Date: 03/31/2025 Time: 10:07AM  
Page 1 of 2 B: 1536 P: 1732 James M Swisher Jr, Clerk of Court  
Columbia, County, By: VQJH  
Deputy ClerkDoc Stamp-Deed: 3009.30

## Warranty Deed

**This Warranty Deed** is executed this 28th day of March, 2025 by Dawn L. Dean and Brandilynn C. Dean, a married couple, whose address is 1034 Southwest Mandiba Drive, Lake City, FL 32024, hereinafter called the grantor, to Robert T. Hunter and Barbara R. Hunter, husband and wife, whose address is 310 Southwest Fieldstone Court, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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

Lot 60, Emerald Cove, Phase II, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 68, of the Public Records of Columbia County, Florida.

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

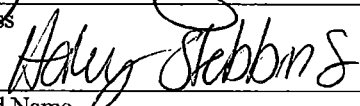
**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

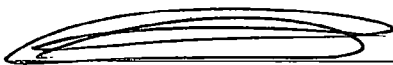
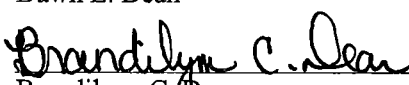
**To Have and To Hold**, the same in fee simple forever.

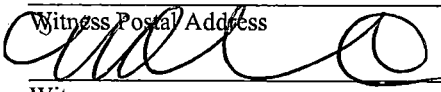
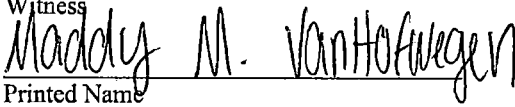
**And** Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Printed Name  
283 NW Cole Terrace Lake City, FL 32055

  
\_\_\_\_\_  
Dawn L. Dean  
  
\_\_\_\_\_  
Brandilynn C. Dean

\_\_\_\_\_  
Witness Postal Address  
  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Printed Name  
283 NW Cole Terrace Lake City, FL 32055  
\_\_\_\_\_  
Witness Postal Address

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of March, 2025 by Dawn L. Dean and Brandilynn C. Dean, who is ☐ personally known to me or who ☐ has produced DZ as identification.

  
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN  
Notary Public  
State of Florida  
Comm# HH520394  
Expires 1/5/2026