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Prepared by and return to:

JAMES F. GRAY, ESQ.

JAMES F. GRAY, P.A.

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Gainesville, FL 32609

352-371-6303

File Number: **DOUGLAS W 24**

Inst: 202412027428 Date: 12/26/2024 Time: 6:03PM

Page 1 of 2 B: 1530 P: 274, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH

Dputy ClerkDoc Stamp-Deed: 0.70

Parcel Identification No. **09-6S-17-09630-016**

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Warranty Deed

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

This Indenture made this 19 day of **December, 2024** between **CARL C. SUMMERSON, a/k/**
a CARL CURKLIN SUMMERSON, a single man whose post office address is **20492 US Highway**
441, High Springs, FL 32643 of the County of **Alachua, State of Florida**, grantor*, and **LOT 16**
HEATHERWOOD, LLC, a Florida limited liability company, whose post office address is **7040**
Portmarnock Place, Bradenton, FL 34202 of the County of **Manatee, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia**
County, Florida, to-wit:

Lot 16, Heatherwood, according to the map or plat thereof as recorded in Plat Book
5, Page 51, Public Records of Columbia County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions,
easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful
claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Larissa Guadarrama
Signature Name of Witness No. 1
Larissa Guadarrama
Printed Name of Witness No. 1
6311 Atrium Drive
Lakewood Ranch FL 34202
Address of Witness No. 1

Donna Rios
Signature Name of Witness No. 2
Donna Rios
Printed Name of Witness No. 2
6311 Atrium Dr
Lakewood Ranch FL 34202
Address of Witness No. 2

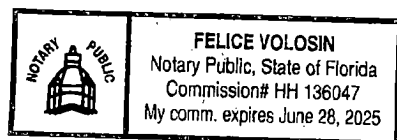
Carl C. Summerson
Signature
CARL C. SUMMERSON
Signed by William Douglas
William Douglas as Attorney-in-Fact for Carl C. Summerson under DPOA dated 11/26/2024

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of December, 2024 by WILLIAM DOUGLAS as Attorney-in-Fact for CARL C. SUMMERSON under DPOA dated 11/26/2024, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Felice Volosin
Signature
Notary Public
Printed Name: Felice Volosin
My Commission Expires: June 28, 2025