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Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 21-506

Parcel Identification No 00-00-00-13240-000

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WARRANTY DEED

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

This indenture made the 22nd day of July, 2021 between Scott Harold Johndrow and Mallory Bedenbaugh Johndrow, a married couple, whose post office address is 3081 Florida 100, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantors, to Teresa Nicole Pierce, whose post office address is 209 Southeast Saint Johns Street, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

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 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, Florida, to-wit:

The West 1/2 of Lot 259, in the Eastern Division of the City of Lake City, Florida, Less and Except the South 125.00 feet thereof.

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

Subject to taxes for 2021 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 Grantee 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:

Brenda E. Nelson

WITNESS #1

PRINT NAME: Brenda E. Nelson

Suzanne Kossignol

WITNESS #2

PRINT NAME: Suzanne Kossignol

Scott Harold Johndrow

Scott Harold Johndrow

Mallory Bedenbaugh Johndrow

Mallory Bedenbaugh Johndrow

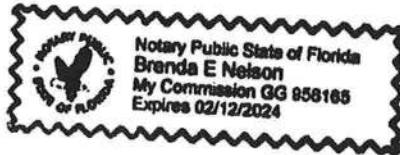
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of July, 2021, by Scott Johndrow and Mallory Johndrow.

Brenda E. Nelson

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Drivers License