

Prepared by and return to:

**Ralph R. Deas, Esquire**

**The Law Office of Ralph R. Deas, P.A.**

**227 SE Hernando Ave.**

**Lake City, FL 32025**

**(386) 754-0771**

**File Number: 2024-165**

Inst: 202412027233 Date: 12/20/2024 Time: 2:37PM  
Page 1 of 2 B: 1529 P: 2603, James M Swisher Jr, Clerk of Court  
Columbia County, By: VC  
Deputy Clerk Doc Stamp Deed: 525.00

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## Warranty Deed

**This Warranty Deed** made this **12th day of December, 2024** between **DLC Cattle Company, INC, a Florida Corporation** whose post office address is **545 SE Rodney Dicks Dr, Lake City, FL 32025**, grantor, and **Michelle Cannon** whose post office address is **1203 NW Moore Rd, Lake City, FL 32055**, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00)** 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, situated, lying and being in **Columbia County, Florida** to-wit:

**Lot 1, Northside Acres, a subdivision as recorded in Plat Book 6, page 149, public records of Columbia County, Florida, together with a well and septic tank sold in as-is condition.**

**Together with that certain 2015 single-wide mobile home, Vehicle Identification Number LOHGA11415618, to be affixed to the real property and become a fixture to the aforesaid real property.**

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

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

**And** the 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; and that said land is free of all encumbrances, except taxes accruing subsequent to .

**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:

Kyleigh Callander  
Witness

Printed Name: Kyleigh Callander  
P.O. Address: 227 SE Hernando Ave.  
Lake City, FL 32025

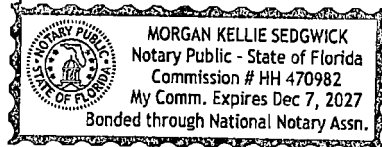
Morgan Sedgwick  
Witness

Printed Name: Morgan Sedgwick  
P.O. Address: 227 SE Hernando Ave.  
Lake City, FL 32025

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
12th day of December, 2024 by Regal Dicks, President of DLC Cattle Company, INC who ☒ is personally known or ☐ has  
produced a driver's license as identification.

[Seal]



**DLC Cattle Company, INC**, a Florida Corporation

By: Regal Dicks  
Regal Dicks, President

Morgan Kellie Sedgwick  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_