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PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-06025

Parcel No.: R03023-127

Inst: 202212014414 Date: 07/25/2022 Time: 11:01AM
Page 1 of 1 B: 1471 P: 2077, James M Swisher Jr, Clerk of Court
Columbia County, By: VC 40/60
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 18th day of July, 2022, by **JOSHUA AARON ANDERSON**, **CONVEYING NON-HOMESTEAD PROPERTY**, and **JAMES W. STEPHENSON** and **KELLY MARIE STEPHENSON, HUSBAND AND WIFE**, hereinafter called the Grantor, to **JAMES W. STEPHENSON and KELLY MARIE STEPHENSON, HUSBAND AND WIFE**, whose post office address is 163 SW LEXINGTON CT, LAKE CITY, FL 32024, 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 County of Columbia, State of Florida, viz:

Lot 27, CALLAWAY SUBDIVISION, UNIT ONE, a subdivision according to the plat thereof as recorded in Plat Book 6, Page 153 of the Public Records of Columbia County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2022 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 covenant with the Grantees that the Grantor lawfully seized of said land in fee simple, that the Grantor good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Joshua Aaron Anderson L.S.
Name: JOSHUA AARON ANDERSON
Address: 312 SW PILOTS WAY LAKE CITY, FL 32024

James W. Stephenson L.S.
Name: JAMES W. STEPHENSON
Address: 163 SW LEXINGTON CT., LAKE CITY, FL 32024

Kelly Marie Stephenson L.S.
Name: KELLY MARIE STEPHENSON
Address: 163 SW LEXINGTON CT., LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of July, 2022, by **JOSHUA AARON ANDERSON, JAMES W. STEPHENSON, AND KELLY MARIE STEPHENSON** who personally known to me or who produced Driver's License as identification.



Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23