

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2022-6664CW

Parcel Identification No 13-4S-15-00356-007

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

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

**This indenture made the 3rd day of January, 2023 between Linda W. Roberson, a Single Woman, Carlotta Y. Bell, a Single Woman, and Erika L. Bell, a Single Woman, whose post office address is 4110 South 144th Street Apt B 405, Tukwila, WA 98168, of the County of King, State of Washington, Grantors, to John D. Sikes Jr., a Single Man, whose post office address is 538 SE Deer 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:

### **See Attached Exhibit "A"**

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

**Subject to** taxes for 2022 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:

Clarissa Scott  
WITNESS  
PRINT NAME: Clarissa Scott

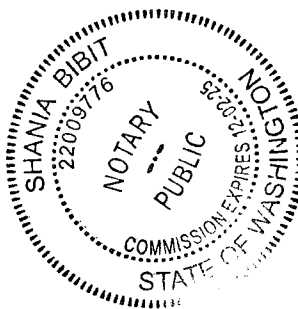
Linda W. Roberson  
Linda W. Roberson

Rane H  
WITNESS  
PRINT NAME: RANE H

STATE OF WASHINGTON  
COUNTY OF KING

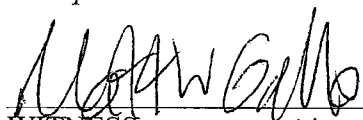
The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 3rd day of JANUARY, 2023, Linda W. Roberson, who is/are personally known to me or has/have produced WA DL as identification.


Shania Bibit  
Signature of Notary Public

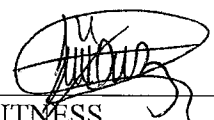


(Additional signature on following page)

*Signed, sealed and delivered  
in our presence:*

  
WITNESS  
PRINT NAME: Matthew Gallo

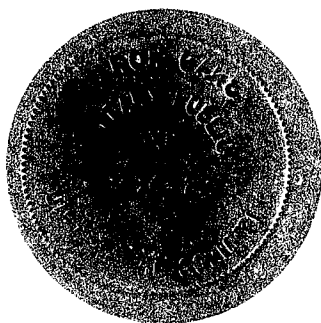
  
Carlotta Y. Bell

  
WITNESS  
PRINT NAME: Francisco Ostoya

STATE OF Washington, D.C.  
COUNTY OF District of Columbia

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 3rd day of December, 2022, Carlotta Y. Bell, who is/are personally known to me or has/have produced DL January 2023 as identification.

  
Signature of Notary Public



Commission Expires: 9/14/2027

(Additional signature on following page)

Signed, sealed and delivered  
in our presence:

Charissa Scott

WITNESS

PRINT NAME: Charissa Scott

Erika L. Bell

Erika L. Bell

Payne K

WITNESS

PRINT NAME: PAYNE K

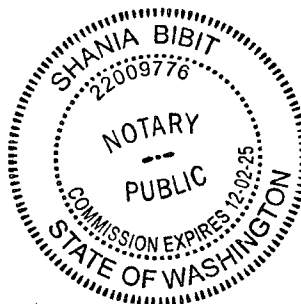
STATE OF WASHINGTON  
COUNTY OF KING

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online  
notarization this 3rd day of ~~December, 2022~~ JANUARY 2023, Erika L. Bell, who is/are personally known to me or has/have  
produced WA DL as identification.

Shania Bibit

SHANIA BIBIT

Signature of Notary Public



**Exhibit "A"**

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 4 South, Range 15 East, Columbia County, Florida, and run thence South 00 degrees 21 minutes 34 seconds West along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 13, 939.19 feet, thence South 89 degrees 33 minutes and 02 seconds West, 282.16 to the Point of Beginning, thence continue South 89 degrees 33 minutes 02 seconds West, 282.16, thence South 00 degrees 09 minutes 44 seconds West 388.30 feet to the South Line of the Northwest 1/4 of the Southwest 1/4 of said Section 13, thence North 89 degrees 34 minutes 09 seconds East along said South Line 281.49 feet, thence North 00 degrees 15 minutes 38 seconds East for 388.40 feet to the Point of Beginning.

Together with a non-exclusive perpetual easement for utilities, ingress and egress more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 4 South, Range 16 East, Columbia County, Florida and run South 00 degrees 02 minutes 08 seconds East, along the West line thereof, 1020.32 feet to the Point of Beginning, thence North 89 degrees 34 minutes 12 seconds East, 752.70 feet, thence North 00 degrees 09 minutes 44 seconds East, 565.89 feet, thence South 89 degrees 50 minutes 16 seconds East, 30.00 feet, thence South 00 degrees 09 minutes 44 seconds West, 595.58 feet, thence South 89 degrees 34 minutes 12 seconds West, 782.60 feet to the West line of said Northwest 1/4, thence North 00 degrees 02 minutes 08 seconds West, along said West line, 30.00 feet to the Point of Beginning.

**NOTICE TO NOTARY**

DEAR CLIENT

PLEASE TAKE THIS NOTICE WITH YOUR DOCUMENTS TO HAVE SIGNED, WITNESSED AND NOTARIZED. BE SURE THAT YOU HAVE SOME KIND OF PHOTO IDENTIFICATION WITH YOU TO PROVE YOUR IDENTITY TO THE NOTARY PUBLIC. EVEN IF YOU KNOW YOUR NOTARY, PROOF OF IDENTITY MUST BE SENT TO US WITH THE DOCUMENTS FOR US TO ACCEPT THEM FOR CLOSING. IT IS ALSO IMPORTANT THAT WE HAVE YOUR WITNESSES' NAMES PRINTED ON THIS FORM, AS FLORIDA STATUTES REQUIRE THAT WE SUPPLY THE CORRECT SPELLING OF ALL SIGNATURES ON LEGAL DOCUMENTS.

\*\*\*\*\*  
TO NOTARY PUBLIC

I, the undersigned Notary Public, in and for the County of District of Columbia State of Washington, D.C., do hereby swear that the attached acknowledgments being taken this date are by the intended persons and proof of their identity is herein shown and attached to this notice.

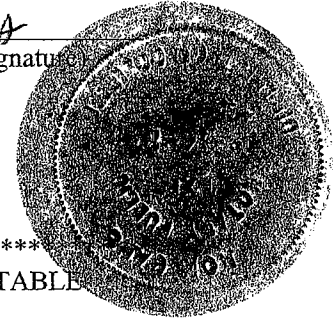
I hereby acknowledge that receipt of these documents WITHOUT required proof of identity will not be accepted and these documents will not be accepted for final closing.

Aaron Gans  
NOTARY PUBLIC (Name printed)

Aaron Gans  
NOTARY PUBLIC (Signature)

My Commission Expires: 9/14/2027  
Notary Address: 921 H St NE, D.C. 20002  
Notary Phone: 202 507 8964

(SEAL)



\*\*\*\*\*  
ANY ONE OF THE FOLLOWING PROOF OF IDENTIFICATION IS ACCEPTABLE  
DRIVERS LICENSE  
OR GOVERNMENT ID

\*\*\* **NOTE: Copy of the Identification MUST be attached to this notice or acknowledgments will not be accepted and all documents will be returned for new signatures, proper acknowledgments and witnessing.** \*\*\*

STATE OF FLORIDA REQUIRES DOCUMENTS TO BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC AND TWO (2) SEPARATE WITNESSES. WITNESSES MAY NOT BE A PARTY TO THE TRANSACTION. WITNESSES NAMES MUST BE SIGNED AND PRINTED. PLEASE PRINT YOUR TWO (2) WITNESSES NAMES HERE:

Matthew Gall WITNESS #1 PRINTED NAME

Francisco Ostorga WITNESS #2 PRINTED NAME

\*\*\*\*\*

Thank you for your cooperation in this closing. Any questions, please call Escrow Agent at:

**Susie Weirich**  
**Lake City Title**