

Prepared by and return to:  
**Gumminger Law, PLLC**  
**Andrea Gumminger, Esq.**  
**18731 NW US Hwy 441**  
**High Springs, FL 32643**  
**(386) 454-0688**  
File Number: 24-148C

Parcel Identification No. 09-4S-17-08300-089

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 24 th day of June, 2024 between **Anthony G Parnell Jr. and Ana I. Parnell, Husband and Wife** whose post office address is **8408 Bratt Avenue, Wake Forest, NC 27587** of the County of **Wake**, State of **North Carolina**, grantor\*, and **Eugene D. Asbel, a single man** whose post office address is **247 SE Pueblo Way, Lake City, FL 32025** of the County of **Columbia**, 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 17, Woodhaven Unit IV, according to the map or plat thereof as recorded in Plat Book 4, Page 108, Public Records of Columbia County, Florida.**

**Subject to taxes for 2024 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.

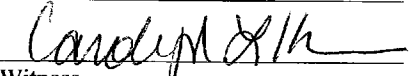
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

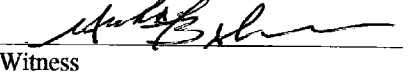
----- **Remainder Intentionally Left Blank** -----

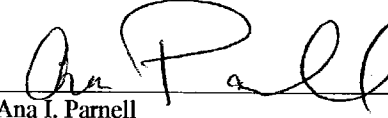
Signed, sealed and delivered in our presence:

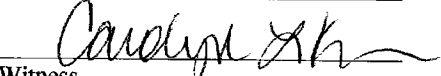
  
Witness  
Printed Name: MICHAEL BALSER  
P.O. Address: 10911 RAVEN RIDGE RD  
RALEIGH NC 27614

  
Anthony G Parnell Jr.

  
Witness  
Printed Name: CAROLYN L. KINAS  
P.O. Address: 10911 RAVEN RIDGE RD  
RALEIGH NC 27614

  
Witness  
Printed Name: MICHAEL BALSER  
P.O. Address: 10911 RAVEN RIDGE RD  
RALEIGH NC 27614

  
Ana I. Parnell

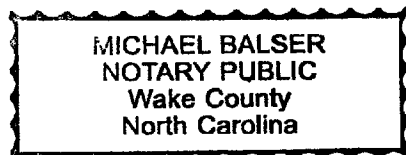
  
Witness  
Printed Name: CAROLYN L KINAS  
P.O. Address: 10911 RAVEN RIDGE RD  
RALEIGH NC 27614

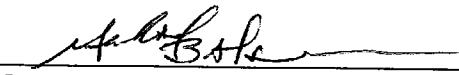
State of North Carolina

County of WAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2024 by Anthony G Parnell Jr. and Ana I. Parnell who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



  
Notary Public  
Print Name: MICHAEL BALSER  
My Commission Expires: 06/08/2028