

Prepared by and return to:

Rob Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-7056CW

Parcel Identification No Parent Parcel 27-6S-17-09784-122 (a part herein)

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## WARRANTY DEED

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

This indenture made the 24<sup>th</sup> day of August, 2023 between **Virginia A. Hewes, a Single Woman**, whose post office address is **471 SE Misty Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **Mark Timothy Perry II, a Single Man** whose post office address is **8691 NE 61st Place, Bronson, FL 32621**, of the County of Levy, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 25, Shadow Wood Unit II, according to the plat thereof recorded in Plat Book 6, Pages 24, 24A, and 24B, of the Public Records of Columbia County, Florida.

Together with a 2024 So. Energy Single Wide Mobile Home with Vin: SA4085016ALABAC,

The Titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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

**Subject to** taxes for 2023 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.

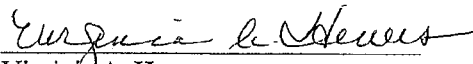
**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

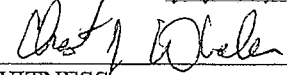
Warranty Deed

**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:*

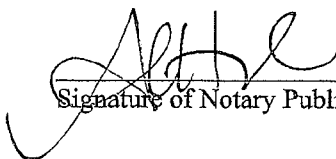
  
WITNESS  
PRINT NAME: Amber H Suhl

  
Virginia A. Hewes

  
WITNESS  
PRINT NAME: Chast J. Whalen

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of August, 2023, Virginia A. Hewes, who is/are personally known to me or has/have produced DL as identification.

  
Signature of Notary Public

