

This Document Prepared By:

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18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

Return To After Recording:

Vantage Point Title
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764
File # D-FL906867

Mail Tax Statements To:

Jared Swayne Bedenbaugh
253 NW Tomaka Court
Lake City, FL 32055

Parcel ID #: 32-25-16-01809-112

WARRANTY DEED

THIS WARRANTY DEED, made the 31 day of May, 2023, by **Westridge, Inc., a Florida corporation**, whose post office address is P.O. Box 1733, Lake City, FL 32056, hereinafter called Grantor, to **Jared Swayne Bedenbaugh, a married man**, whose post office address is 253 NW Tomaka Court, Lake City, FL 32055, hereinafter called Grantee:

Wherever 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.

WITNESSETH: That the Grantors, for and in consideration of the sum of **FORTY-SIX THOUSAND AND 00/100 DOLLARS (\$46,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated Columbia County, Florida, viz:

Lot 12, INDIAN RIDGE, PHASE ONE, a subdivision according to the map or plat thereof as recorded in Plat Book 9, Pages 72-79, Public Records of Columbia County, Florida.

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 covenant 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, and hereby warrant 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 the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

Westridge, Inc., a Florida corporation

Audrey S. Bullard
By: Audrey S. Bullard, President

Signed, sealed and delivered in our presence:

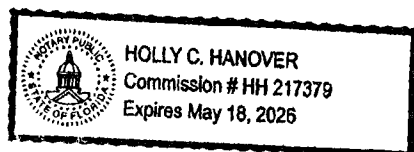
WITNESSES:

Holly Chanover
Witness #1 Signature
Printed Name: Holly Chanover

Martha Jo Khachigan
Witness #2 Signature
Printed Name: Martha Jo Khachigan

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of May, 2023, by **Audrey S. Bullard, President of Westridge, Inc., a Florida corporation.**



Holly Chanover
Notary Public
Holly Chanover
Printed name of notary and title
HH 217379
Serial Number (if any)

(Seal)

Personally Known: ☒ OR Produced Identification: _____
Type of Identification Produced: _____

Type of Document this certificate is attached to: Warranty Deed