

RECORD & RETURN TO:  
This instrument prepared by:

Nancy J. Sullivan  
20638 NW 78<sup>th</sup> Ave  
Alachua, FL 32615  
Parcel No: 01-6S-15-00491-001

Inst: 202112021048 Date: 10/15/2021 Time: 12:03PM  
Page 1 of 2 B: 1450 P: 286, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 0.70

### WARRANTY DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS WARRANTY DEED made this 14th day of October, 2021 by LEXINGTON ESTATES, LLC hereinafter called Grantor, whose address is 20638 NW 78<sup>th</sup> Ave, Alachua, FL 32615, and Joshua L. Gamble and Jessica L. Gamble, husband and wife, hereinafter called Grantee, whose address is 1085 Spruce Rd SW, Ft. White, FL 32038, WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Columbia County, Florida, viz:

SECTION 01, TOWNSHIP 6 SOUTH, RANGE 15 EAST; PARCEL #00491-001  
COMM SE COR OF SE1/4 OF NW1/4, RUN N 668.78 FT, W 52.42 FT FOR POB,  
CONT W 614.49 FT, N 334.00 FT, E 403.46 FT, SE 392.95 FT TO POB, EX RD R/W.  
(AKA PARCEL 10) ORB 846-965, 930-2132, CT 1026-2378, QCD 1031-687, WD  
1052-713, TD 1293-319, FJ 1303-670, Public Records of Columbia County Florida.

BEING the same property described in the deed recorded in Official Records BOOK  
1293 PAGE 319 of the 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 covenants with the 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; that the Grantor hereby fully warrants 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 current and all subsequent years' taxes,  
reservations, restrictions and easements of record, if any.

This instrument prepared at the direction of the parties and on information and a  
description provided by Grantor, without benefit of a title search, neither party requesting  
any title search. The above description herein is the same as the previous deeds of

record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Kyle Alfonso  
Witness 1 signature:  
Print name: Kyle Alfonso

Kenyarda Feathers  
Witness 2 signature:  
Print name: Kenyarda Feathers

Kyle Alfonso  
Witness 1 signature:  
Print name: Kyle Alfonso

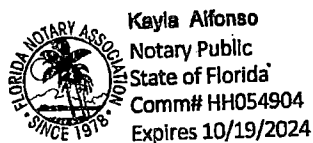
Kenyarda Feathers  
Witness 2 signature:  
Print name: Kenyarda Feathers

Mark P. Sullivan  
Mark P. Sullivan, Grantor  
Managing Member

Nancy J. Sullivan  
Nancy J. Sullivan, Grantor  
Managing Member

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of OCTOBER, 2021, by Mark P. Sullivan and Nancy J. Sullivan, who are ( ) personally known to me or (x) each produced a driver's license as identification.



Kyle Alfonso  
NOTARY PUBLIC, STATE OF FLORIDA

Kyle Alfonso  
Print, type or stamp commissioned name of notary