

Prepared by and return to:

Macy McRae
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025

File No 2025-100

Parcel Identification No 31-5S-16-03744-301

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WARRANTY DEED

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

This indenture made the **22nd day of January, 2025** between **Robert D. Sheppard, Charles Albert Peeler, Jr., Johnny Leon Vincent, and Kevin David Kirby**, whose post office address is 6355 Southeast County Road 245, Lake City, FL 32025, of the County of Columbia, Florida, Grantor, to **Christopher Paul Mustonen and Jennifer Leigh Mustonen, husband and wife**, whose post office address is PO Box 8, Branford, FL 32008, of the County of Suwannee, 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 1, PINE ACRES, an unrecorded subdivision in Section 31, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 31, Township 5 South, Range 16 East, Columbia County, Florida, and run thence North 00°36'47" West along the West line of said Section 31, 519.49 feet; thence North 89°18'56" East, 1,207.80 feet to the proposed West right of way line of Faulkner Road (an existing County maintained graded road); thence South 12°37'11" East along said proposed West right of way line, 225.23 feet; thence South 06°35'30" East still along said proposed West right of way line, 189.91 feet; thence South 24°51'13" East still along said proposed West right of way line, 120.82 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 31, 1,324.04 feet to the Point of Beginning.

THE ABOVE DESCRIBED PROPERTY IS NOT NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS.

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

Subject to taxes for 2025 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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:


Robert D. Sheppard

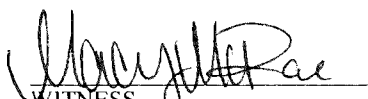
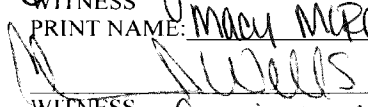

Charles Albert Peeler, Jr.


Johnny Leon Vincent


Kevin David Kirby

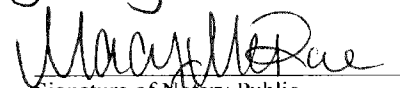
182 S. Marion Ave
Lake City Fl 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City, FL 32005
WITNESS 2 ADDRESS


WITNESS
PRINT NAME: Macy McRae

WITNESS
PRINT NAME: Christy Wells

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 22 day of January 2025, by Robert D. Sheppard, Charles Albert Peeler, Jr., Johnny Leon Vincent and Kevin David Kirby.


Signature of Notary Public
Print, Type/Stamp Name of Notary

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



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025