

**WARRANTY DEED**

Inst: 202312015851 Date: 08/21/2023 Time: 12:36PM  
Page 1 of 4 B: 1497 P: 1266, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MS*  
Deputy Clerk Doc Stamp Deed: 0.70

**THIS WARRANTY DEED** made this 21st day of August, 2023, by  
**SPENCER HARPER.**, hereinafter called the Grantor, to **BRENT STRICKLAND and**  
**CARRIE STRICKLAND**, a husband and wife, whose address is  
5233 NW Falling Creek Rd White Springs Fl 32096, hereinafter called the Grantee:

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of **TEN AND NO/100**  
(\$10.00) **DOLLARS** 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

l20-3S-17 | LOTS 3 THRU 8 BLOCK 7 BOULEVARD PARK S/D 650-678-80, 686-516, 701-365, 702-298,

and situate in Columbia County, Florida, viz:

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto  
belonging or in anywise appertaining.

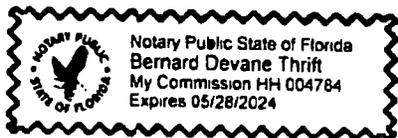
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with 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 warrants the title to said land and will defend the  
same against the lawful claims of all persons claiming by, through or under the said  
Grantor.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand and seal  
the day and year first above written.

**County of Columbia**

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, ~~2023~~ 2023 by Carrie Strickland, who are personally know to me or have produced \_\_\_\_\_ as identification.  
known



[Notary Seal]

Bernard Devane Thrift  
Notary Public

Printed Name: Bernard Devane Thrift

My Commission Expires: 5-28-2024

**EXHIBIT A**

**MORTGAGE NOTE**

\$ 40,000.00

AUGUST 21, 2023

**FOR VALUE RECEIVED**, the undersigned jointly and severally promise to pay to the order of **SPENCER HARPER** the principal sum of

**\*\*\*FORTY THOUSAND and NO/100 DOLLARS\*\*\***

**(\$40,000.00)** with interest thereon at the rate of 6 % percent per annum from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at **200 NW Nemo Ter Lake City, Florida 32055**, or at such other place as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

In equal monthly installments of **\$444.08** commencing on **SEPTEMBER 1, 2023**, and continuing on the first day of each month thereafter until the principal sum of **\$40,000.00** and the interest accrued thereon has been paid. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof.

If payment is received more than 10 days late, a late charge of 10% of the payment is applicable.

Privilege is reserved to prepay, at any time, all or any parts of indebtedness due hereunder without premium or fee.

This note is to be construed and enforced according to the laws of the State of Florida and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within 10 days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectible without notice, time being the essence of this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall after maturity of this note or default hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

  
\_\_\_\_\_  
BRENT STRICKLAND

  
\_\_\_\_\_  
CARRIE STRICKLAND

Signed, sealed and delivered

in the presence of:

Shep Spradley  
Witness

Shep Spradley  
Print or type name

Carl Bullard Jr  
Witness

Carl Bullard Jr  
Print or type name

Spencer Harper (SEAL)  
SPENCER HARPER.

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 21st day of August 2023, by Spencer Harper who is personally known to me or who has produced knowed as identification.

Bernard Devane Thrift  
Notary Public, State of Florida

(NOTARIAL  
SEAL)

My Commission Expires:

5-28-2024

