

Prepared by and return to:
Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7925CW

Parcel Identification No 24-55-15-00469-108

(Space Above This Line For Recording Date)

WARRANTY DEED

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

This indenture made the 11th day of July, 2024 between **Mace Bauer and Susan Bauer, Husband and Wife**, whose post office address is **5421 SW County Road 240, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **John Brian Kent and Ashley Nicole Kent, Husband and Wife**, whose post office address is **2974 Tibbs Road, Brownsville, TN 38012**, of the County of Haywood, State of Tennessee, Grantees

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel H

A part of Section 24, Township 5 South, Range 15 East, Columbia County, Florida described as follows: Commence at the NE corner of said Section 24, Township 5 South, Range 15 East, Columbia County, Florida and run thence S.01°25'36"E., along the East line of said Section 24 a distance of 2304.74 feet; Thence S.88°01'22"W., 40.27 feet to the West right-of-way line of SW Itchetucknee Avenue and the Point of Beginning; Thence continue S.88°01'22"W., 502.90 feet; Thence S.01°21'15"E., 849.57 feet to the Northerly right-of-way line of SW Joe Markham Drive; Thence S.88°03'45"E., along the Northerly right-of-way line of said Joe Markham Drive, a distance of 504.73 feet to its intersection of said West right-of-way line of SW Itchetucknee Avenue; Thence N.01°25'15"W., along said West right-of-way line of SW Itchetucknee Avenue a distance of 884.02 feet to the Point of Beginning.

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

Subject to taxes for 2024 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

Kelsey Meghan Nelson
Witness: Kelsey Meghan Nelson
Address: 426 SW Commerce Dr. #145
Lake City, FL 32025

Mace Bauer
Mace Bauer
426 SW Commerce Dr.
Suite 145 Lake City, FL

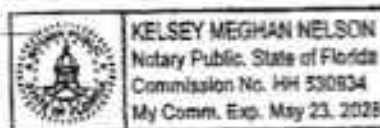
Savannah H. Raulerson
Witness: Savannah H. Raulerson
Address: 426 SW Commerce Dr. #145
Lake City, FL 32025

Susan Bauer
Susan Bauer

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 11th day of July, 2024, by Mace Bauer and Susan Bauer.

Kelsey Meghan Nelson
Signature of Notary Public
Print, Type/Stamp Name of Notary



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