

sales price 272,500.00
doc 1,907.50

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 23-03030TL

Parcel No.: 23-2S-15-00068-001

Inst: 202312007257 Date: 04/26/2023 Time: 3:25PM
Page 1 of 1 B: 1489 P: 170, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC (R)
Deputy Clerk Doc Stamp-Deed: 1907.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 25th day of April, 2023, by LISA MCDANIEL, A SINGLE PERSON, hereinafter called the Grantor, to JOHN ROBERT VERRECCHIO, JR. and HOLLY MARIE MATHEWS, HUSBAND AND WIFE, whose post office address is 1276 TIGER DRAIN RD, WHITE SPRINGS, FL 32096, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

A part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 2 South, Range 15 East, COLUMBIA County, Florida, more particularly described as: Commence at the Northeast Corner of said Section 23 and run South 00 degrees, 12 minutes, 07 seconds West along the East Line thereof, 208.75 feet for a POINT OF BEGINNING; thence continue South 00 degrees, 12 minutes, 07 seconds West 208.75 feet; thence North 89 degrees, 47 minutes, 53 seconds West 208.75 feet; thence North 00 degrees, 12 minutes, 07 seconds East 208.75 feet; thence South 89 degrees, 47 minutes, 53 seconds East 208.75 feet to the POINT OF BEGINNING.

SUBJECT TO Road Maintenance Right-of-Way off the East side thereof.

Together with that certain 2002 Adrian Doublewide Mobile Home bearing Serial Numbers GAHAC00793A and GAHAC00793B located thereon and considered a part thereof.

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jessica L Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Lisa Mcdaniel L.S.
Name: LISA MCDANIEL
Address: 16530 RIVER STREET, WHITE SPRINGS, FL 32096

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of April, 2023, by LISA MCDANIEL, who is personally known to me or who has produced _____ as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26