



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 49819

Parcel ID#: **15-4S-17-08355-305**
SALE PRICE: \$69,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 7 day of **May, 2025**, by

Paul E. Jenkins and Paula Jenkins, husband and wife,

whose post office address is **185 Arrowhead Terr, Apt 1, Lake City, FL 32024**, herein called the Grantor, to

Adam Schwartz, a single man,

whose post office address is **350 East 350 South, Berne, IN 46711**, hereinafter called the Grantee: *(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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 land situate in **COLUMBIA** County, State of Florida, viz.:

Lot 5, Block B, Hidden Acres, according to the map or plat thereof as recorded in Plat Book 7, Page 63, of the Public Records of Columbia County, Florida.

Together with A 1999 Double Wide Dynasty Mobile Home Title # 80261883 and # 80262859.

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

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:

Dani Gullett
Witness #1 Signature

Paul E. Jenkins
Paul E. Jenkins

Dani Gullett
Witness #1 Printed Name
10448 Old Saint Augustine Road
Jacksonville, FL 32257

Witness #1 PO Address

Joseph Gullett
Witness #2 Signature
Joseph Gullett
Witness #2 Printed Name

Paula Jenkins
Paula Jenkins

10448 Old Saint Augustine Road
Jacksonville, FL 32257

Witness #2 PO Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 7 day of May, 2025, by Paul E. Jenkins and Paula Jenkins, () who is/are personally known to me or () who has/have produced Driver License as identification.

Dani Gullett
Signature of Notary Public

Dani Gullett
Print, Type/Stamp Name of Notary

