

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-11802

Inst: 202212017735 Date: 09/12/2022 Time: 11:18AM
Page 1 of 5 B: 1475 P: 496, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ML*
Deputy ClerkDoc Stamp-Deed: 2519.30

WARRANTY DEED

This Warranty Deed is executed this 7th day of September, 2022, by Linda Eadie, Frank R. Briscoe, and James A. Briscoe, Grantors, to **David Dishman and Kristin Dishman**, husband and wife, whose post office address is 536 NW Spring Hollow Boulevard, Lake City, Florida 32055 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 situated, lying and being in Columbia, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made apart hereof.

Grantor's warrant that at the time of this conveyance, the subject property is not any of the Grantors homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for the current tax year 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.

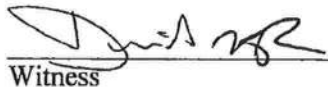
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful 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:


Witness

Jason Smork
Print Name



Witness

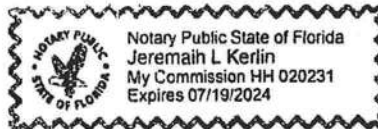
Dennis van Deusen
Print Name


James A. Briscoe

STATE OF FLORIDA
COUNTY OF ~~COLUMBIA~~ Duval (JMK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of September, 2022, by James A. Briscoe.


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



Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: Driver's License

Exhibit "A"
Property Description

Lot 30, Spring Hollow Subdivision, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 19 and 19A, of the Public Records of Columbia County, Florida.