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## PREPARED BY &amp; RETURN TO:

Name: Jenna Nettles, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 23-01011

Parcel No.: 33-3S-16-02434-217

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **2nd** day of **May, 2023**, by **ARTURO MIRANDA** and **MELINDA TENORIO, HUSBAND AND WIFE**, hereinafter called the Grantors, to **ROBERT J. NICHOL, TRSUTEE OF THE ROBERT J. NICHOL LIVING TRUST DATED SEPTEMBER 1, 2021, AS TO AN UNDIVIDED ½ INTEREST** and **MIRJANA NICHOL, AS TO AN UNDIVIDED ½ INTEREST, HUSBAND AND WIFE**, whose post office address is **217 SW DRAGONFLY COURT, Lake City, FL 32024**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do 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:

**Lot 17, CYPRESS LAKE PHASE 3, a subdivision according to the Plat thereof, as recorded in Plat Book 6, Page 80, Public Records of Columbia County, Florida.**

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

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

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

Arturo Miranda L.S.  
Name: ARTURO MIRANDA  
Address: 217 SW DRAGONFLY COURT, Lake City, FL 32024

Melinda Tenorio L.S.  
Name: MELINDA TENORIO  
Address: 217 SW DRAGONFLY COURT, Lake City, FL 32024

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization