

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20210

Inst: 202412011317 Date: 05/31/2024 Time: 10:31AM
Page 1 of 2 B: 1515 P: 1732, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ue*
Deputy Clerk Doc Stamp-Deed: 1491.00

Warranty Deed

This Warranty Deed is executed this 28 day of May, 2024 by Harry McGinnis, whose address is 656 Northwest Dogwood Terrace, Lake City, FL 32055, hereinafter called the grantor, to Rene Swindell and Brendon Pacitto, wife and husband, whose address is 200 Southwest Coronado Street, Lake City, FL 32025, 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 corporation)

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

Lot (s) 1 and 2, Block 13, Lakeside Heights, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 17 and 18, of the Public Records of Columbia County, Florida. Together with a Strip of Land 10 feet in width abutting the South said of Lots 1 and 2 and being the North one-half of the Vacated Alley originally separating Lots 1 and 2 from Lots 21 and 22 of said Lakeside Heights.

The above-described property is not, has never been, nor is it contiguous to, the Homestead of the Grantor.

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

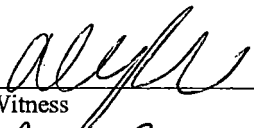
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

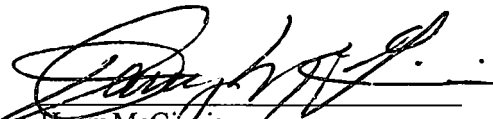
To Have and To Hold, the same in fee simple forever.

And 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

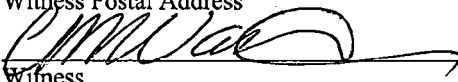
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Amy Robinson
Printed Name


Harry McGinnis

283 NW Cole Terrace, Lake City FL 32055
Witness Postal Address



Witness

Madison Van Hofwegen
Printed Name

283 NW Cole Terr. Lake City FL
Witness Postal Address
32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 28 day of May, 2024, by Harry McGinnis.


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



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

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