


Prepared by and return to:  
Jean Woodlands, LLC,  
P.O. BOX 357880  
Gainesville, FL 32635

Inst: 202512015189 Date: 07/08/2025 Time: 2:12PM  
Page 1 of 2 B: 1544 P: 135, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy ClerkDoc Stamp-Deed: 245.00

## Warranty Deed

**This Warranty Deed** made the 7th day of July, 2025, by **Jean Woodlands, LLC**, a Florida limited liability company, whose post office address is P.O. BOX 357880, Gainesville, FL 32635, hereinafter called the grantor, and **Randy Lee Holt, a married man**, whose post office address is **P.O. BOX 128, Fort White, FL 32038**, 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.)

**Witnesseth**, that said grantor, for and in consideration of the sum of **Ten and 00/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**Lot 24, BLOCK WEST, COLUMBIA EAST-WEST, a subdivision according to the plat thereof as recorded in Plat Book 5, Page 53 - 53a, public records of Columbia County, Florida.**

**SUBJECT TO** reservations and easements of record, if any.

**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; that the grantor hereby fully 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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in  
our presence as witnesses:

**JEAN WOODLANDS, LLC**

Witness 1 Signature

*Kelsie Mitchell*

Witness 1 Print Name

5200 NW 43rd St Ste 102, Gainesville, FL 32606

Witness 1 address

*John Kelleher*

Witness 2 Signature

*Julianne Kelleher*

Witness 2 Printed Name

5200 NW 43rd St Ste 102, Gainesville, FL 32606

Witness 2 address

BY:

**ALAN R. JEAN, Authorized Member**

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me via ☒ physical presence or ☐ online notarization this 7th day of July, 2025, by Alan R. Jean, Authorized Member of Jean Woodlands, LLC, a Florida limited liability company. He produced a Florida Driver's License as identification.

SEAL



*[Signature]*  
Notary Signature