

Sales price \$88,000.00
doc stamps \$686.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 21-06069

Parcel No.: R03738-002

Inst: 202112016979 Date: 08/23/2021 Time: 1:52PM
Page 1 of 1 B: 1445 P: 1531, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 686.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 17th day of August, 2021, by **CIAIRA CHEVES F/K/A CIAIRA WEESE, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **3694 ISABELLA BLVD, LLC, A Florida Limited Liability Company**, having its principal place of business at **12 PONTE VERDA CIRCLE, PONTE VERDA BEACH, FL 32082**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Township 5 South, Range 16 East, Section 30: SW 1/4 of NE 1/4 of SE 1/4. (AKA Lot 2 Jr. Dick Tract UNR), Columbia County, Florida.

SUBJECT TO a perpetual non-exclusive Ingress-Egress Easement over and across the North 30 feet of the foregoing described property.

TOGETHER WITH a perpetual non-exclusive Ingress-Egress Easement over and across the South 30 feet of the of N 1/2 of NE 1/4 of SE1/4 and over and across the North 30 feet of the SE1/4 of NE 1/4 of SE 1/4.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 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 Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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:

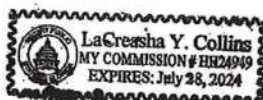
Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Ciaira Cheves L.S.
Name: **CIAIRA CHEVES F/K/A CIAIRA WEESE**
Address: 272 SW COYOTE CIRCLE, FORT WHITE, FL 32038

Lacresha Collins
Witness Signature
Printed Name: LACRESHA COLLINS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of August, 2021, by **CIAIRA CHEVES F/K/A CIAIRA WEESE**, who is personally known to me or who has produced Driver's License as identification.



Lacresha Collins
Signature of Notary
Printed Name: LACRESHA COLLINS
My commission expires: 7/28/24