

SP \$ 34,495.00

DS# 241.50

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 24-02035TL

Parcel No.: 00-00-00-01372-127

Inst: 202412004756 Date: 03/06/2024 Time: 11:51AM  
Page 1 of 1 B: 1509 P: 2236, James M Swisher Jr, Clerk of Court  
Columbia County, By: VCJMU  
Deputy Clerk Doc Stamp-Deed: 241.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 5th day of March, 2024, by JAMES DUKES and ANTOINETTE DUKES, HUSBAND AND WIFE, hereinafter called the Grantors, to ENRIQUE SIMON-FELIPE and SOR MARIA SIMON-FELIPE, HUSBAND AND WIFE, whose post office address is 823 Lee Ave., Lehigh Acres, FL 33972 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 127, of THREE RIVERS ESTATES UNIT NO. 21, as per the Plat thereof filed at Plat Book 6, Page 15, of the Public Records of Columbia County, Florida.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2024 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, 2024.

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  
Witness Address: 757 W DUVAL ST.  
LAKE CITY, FL 32055

James M. Dukes L.S.  
Name: JAMES DUKES  
Address: 330 SE GREGORY LANE, LAKE CITY, FL 32025

Antoinette Dukes L.S.  
Name: ANTOINETTE DUKES  
Address: 330 SE GREGORY LANE, LAKE CITY, FL 32025

Brooke Parish  
Witness Signature  
Printed Name: Brooke Parish  
Witness Address: 757 W DUVAL ST.  
LAKE CITY, FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2024, by JAMES DUKES and ANTOINETTE DUKES, who are personally known to me or who have produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

Jenna A. Nettles  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26