

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-8042CC

Parcel Identification No 03-4S-17-07592-635

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 8th day of August, 2024 between **David B. Ratliff, a Widower**, whose post office address is **3513 Beasley Road Apt 14B, Gautier, MS 39553**, of the County of Jackson, State of Mississippi, Grantor, to **Jeanne M. Coleman, a Single Woman**, whose post office address is **194 SE Elm Loop, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 5, Block E, EASTSIDE VILLAGE UNIT 6, according to the Plat thereof as recorded in Plat Book 6, Pages 160 through 162, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

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:

Carson Lewis
Witness

David B. Ratliff
David B. Ratliff

Print Witness Name and Address:

Carson Lewis
3513 Beasley RD APT 04A
Gautier MS 39553

Tiphanie Madden
Witness

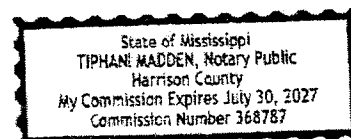
Print Witness Name and Address:

Tiphanie Madden
209 Lee St
Biloxi, MS, 39530

STATE OF Mississippi
COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online
notarization this 8th day of August, 2024, by David B. Ratliff.

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



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: MS DL