

Prepared by and return to:

Nicole Wells
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025

File No 2025-2867

Parcel Identification No 25-3S-16-02278-011

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WARRANTY DEED

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

This indenture made the 21st day of April, 2025 between **Daniel Joseph Hartley, an unmarried man, and Melissa Hartley, an unmarried woman**, whose post office address is 164 Northwest Spring Hollow Blvd, Lake City, FL 32055, of the County of Columbia, Florida, Grantor, to **Nathaniel Street and Marianne Street, a married couple**, whose post office address is 164 Northwest Spring Hollow Blvd, Lake City, FL 32055, of the County of Columbia, 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, Florida, to-wit:

LOTS 6 AND 7, SPRING HOLLOW, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 19 AND 19A, 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 2025 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

D. J. Hartley
Daniel Joseph Hartley

Melissa Hartley
Melissa Hartley

1825 Marion Ave.
Lake City, FL 32025
WITNESS 1 ADDRESS

1825 Marion Ave.
Lake City, FL 32025
WITNESS 2 ADDRESS

Christy Wells
WITNESS
PRINT NAME

Mary Meloe
WITNESS
PRINT NAME

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of April, 2025 by Daniel Joseph Hartley and Melissa Hartley, who ☒ is/are personally known to me or who ☐ has/have produced _____ as identification.

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



CHRISTY WELLS
Notary Public
State of Florida
Comm# HH489451
Expires 2/5/2028