

Sales Price 275,000.00
Doc Stamp 1,925.00

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. 22-09006TL
Parcel No.: 16-4S-16-03025-109

Inst: 202212020284 Date: 10/21/2022 Time: 3:02PM
Page 1 of 4 B: 1477 P: 2372, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1925.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 3rd day of **October, 2022**, by **HARRIS DOWD, JAMES DOWD, RYAN DOWD and SHANNON DOWD, CONVEYING NON HOMESTEAD PROPERTY**, hereinafter called the Grantors, to **SHANE DOWD**, whose post office address is **291 SW FANTASY GLN, LAKE CITY, FL 32024**,
*AND AMBER LAUREN COTHAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
hereinafter called the Grantee:

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 Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 9, MEADOW VISTA, a Subdivision according to the plat thereof recorded in Plat Book 6, Page 140 of the public records of Columbia County, Florida.

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

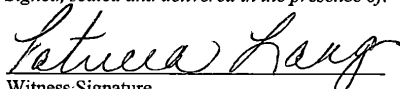
SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee 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, 2022.

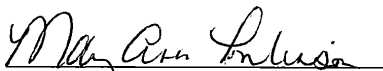
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:




Witness Signature

Printed Name: PATRICIA LANG



Witness Signature

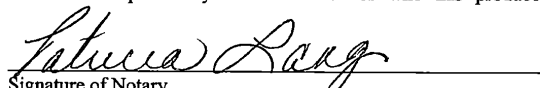
Printed Name: Mary Ann Tomlinson


Name: RYAN DOWD L.S.
Address: 291 SW FANTASY GLEN, LAKE CITY, FL 32024

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 October, 2022, by RYAN DOWD who is personally known to me or who has produced Driver's License as identification.




Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Ashli Valencia

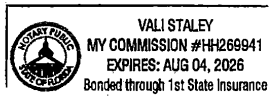
[Signature]
Witness Signature
Printed Name: Nashua Daepking

[Signature] L.S.
Name: JAMES DOWD
Address: 1646 SE 17TH STREET, HOMESTEAD, FL 33035

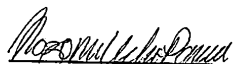
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

3rd The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
day of October, 2022, by JAMES DOWD who is personally known to me or who has produced
FL CDC as identification.

[Signature]
Signature of Notary
Printed Name: Vali Staley
My commission expires: 08/04/2026



Signed, sealed and delivered in the presence of:



Witness Signature

Printed Name: Nazmi Uleji-Pence



Witness Signature

Printed Name: Natasha Taylor



L.S.

Name: **HARRIS DOWD**

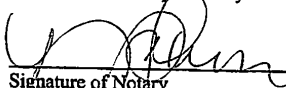
Address: **980 NW 166TH AVENUE, PEMBROKE PINES, FL
33028**

STATE OF FLORIDA
COUNTY OF BROWARD

3rd The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
day of October, 2022, by HARRIS DOWD who is personally known to me or who has produced
Florida Driver license as identification.



NATASHA L. TAYLOR
Notary Public
State of Florida
Comm# HH254463
Expires 4/18/2026



Signature of Notary

Printed Name: Natasha Taylor

My commission expires:

4/18/2026

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: MARSHKEMAN PAZ

[Signature] L.S.
Name: SHANNON DOWD
Address: 1174 BUTTONWOOD CIRCLE, ALTAMONTE
SPRINGS, FL 32714

[Signature]
Witness Signature
Printed Name: Charlotte A Miles

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
3 day of October, 2022, by SHANNON DOWD who is personally known to me or who has produced
FL drivers license as identification.

[Signature]
Signature of Notary
Printed Name: Charlotte A Miles
My commission expires: 10/12/24

