

This Instrument Prepared By:  
RALPH R. DEAS, ESQUIRE  
227 SE Hernando Avenue  
Lake City, Florida 32025  
Telephone: (386) 754-0771

Inst: 202512001712 Date: 01/29/2025 Time: 11:02AM  
Page 1 of 2 B: 1532 P: 294, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AH  
Deputy ClerkDoc Stamp-Deed: 420.00

### **WARRANTY DEED**

THIS INDENTURE, made and executed this 14 day of January, 2025, by and between SUSAN P. COOK, individually and as the duly qualified Personal Representative of the Estate of EVELYN WILLIAMS, formerly known as EVELYN BLACKETT, Deceased, and ALFRED WILLIAMS individually, both of 20829 8<sup>th</sup> Avenue South, Des Moines, Washington 98198,, Grantor, and DEAN SMITH and DIANE SMITH, Husband and Wife, 2494 NW Brown Road, Lake City, Florida 32055, Grantee,

### **WITNESSETH:**

THAT said Grantor, for and in consideration of the sum of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) 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 said Grantee's heirs and assigns forever, the following-described real property, situate, lying and being in Columbia County, Florida, to-wit:

Lot 23, BRADY PARK SUBDIVISION, an unrecorded subdivision of a part of the W ½ of SE 1/4 and the E ½ of SW 1/4 , Section 25, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the SE corner of the NW ¼ of SE ¼ of Section 25, Township 3 South, Range 16 East, Columbia County, Florida and run S 87° 33" W, 411.25 feet, thence N 0° 45' W, 356.56 feet; thence S 88° 01' 30" W, 148.08 feet to a concrete monument and the POINT OF BEGINNING; thence S 0° 05' E, 146.0 feet to a concrete monument; thence S 87° 40' W, 128.42 feet along North line of said North Brady Circle to a concrete monument; thence N 0° 03' 30" W 146.88 feet to a concrete monument; thence N 88°, 01' 30" E 128.10 feet to a concrete monument and the POINT OF BEGINNING, in Columbia County, Florida.

N.B: This Deed is being executed pursuant to Columbia County Probate Case No: 2024-295-CP. Neither grantor lives on the property being conveyed.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal the day and year first above written.

Signed, sealed and delivered  
In Presence of:

Brianne Calder  
Signature of Witness

Brianne Calder  
Printed/Typed Name of Witness

612 S 227<sup>th</sup> St, Des Moines, WA 98198  
Address of Witness

Maria Maijala  
Signature of Witness

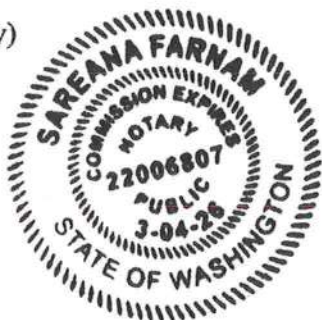
Maria Maijala  
Printed/Typed Name of Witness

612 S 227<sup>th</sup> St Des Moines, WA 98198  
Address of Witness

STATE OF WASHINGTON  
COUNTY OF King

The foregoing Warranty Deed was ☒ by physical presence OR ☐ remotely acknowledged before me by SUSAN P. COOK, to me ☒ personally known OR ☒ known after production of drivers license as identification, and who DID NOT take an oath, and was ☒ by physical presence OR ☐ remotely acknowledged before me by ALFRED WILLIAMS, to me ☒ personally known OR ☒ known after production of drivers license as identification, and who DID NOT take an oath, this 14 day of January, 2025.

(Seal if any)



Sareana Farnam  
Signature of Notary

Sareana Farnam  
Printed/Typed Name of Notary  
Notary Public, State of Washington at Large/County of King  
Serial No. if any: 22006807  
Commission Expires: 3/4/26