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PREPARED BY & RETURN TO:

Name: BRUCE PERRY
Address: 320 NW BURK AVENUE
LAKE CITY, FL 32055

Parcel No.: 07052-000

Inst: 202412008076 Date: 04/19/2024 Time: 9:36AM
Page 1 of 1 B: 1512 P: 2204, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28th day of March, 2024, by **BIANCA L. REED, A SINGLE PERSON**, hereinafter called the Grantor, to **BRUCE PERRY**, whose post office address is 320 NW BURK AVENUE, LAKE CITY, FL 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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:

LOTS 2 AND 9, BLOCK 2, ANDREWS PARKS, ADDITION, NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 43, 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 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the 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. Grantor further warrants 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 Grantor has 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

Bianca L. Reed L.S.
Name: BIANCA L. REED
Address: 320 NW BURK AVENUE, LAKE CITY, FL 32055

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG
Witness Address: 257 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 28th day of March, 2024, by **BIANCA L. REED**, who is personally known to me or who has 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



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