

**Prepared by and return to:**

Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20221

Inst: 202412012500 Date: 06/12/2024 Time: 10:31AM  
Page 1 of 2 B: 1516 P: 2020, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MS*  
Deputy Clerk Doc Stamp-Deed: 280.00

## Warranty Deed

**This Warranty Deed** is executed this 11 day of June, 2024 by Dorothy H. Bailey, Individually and as Trustee of the Dorothy H. Bailey Living Trust dated March 16, 2023, whose address is 2016 Southwest Sisters Welcome Road, Lake City, FL 32025, hereinafter called the grantor, to A & B Management, LLC, a Florida Limited Liability Company, whose address is 3624 Northwest Brown Road, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

**Lot 25, Russwood Estates, Unit 4, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 2, of the Public Records of Columbia County, Florida.**

**The above described property is not, nor has it ever been the Homestead of the Grantor.**

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

**To Have and To Hold**, the same in fee simple forever.

**And** Grantor hereby covenants with said 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; 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:*

ally  
Witness

Amy Robinson  
Printed Name

293 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

Witness

Michael H Harrell  
Printed Name

283 NW Cole Ter  
Witness Postal Address

Dorothy H. Bailey  
Dorothy H. Bailey, Individually and as  
Trustee of the Dorothy H. Bailey Living  
Trust dated March 16, 2023

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( )  
online notarization this 11 day of June, 2024, by Dorothy H. Bailey, Individually and as  
Trustee of the Dorothy H. Bailey Living Trust dated March 16, 2023.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL  
Notary Public  
State of Florida  
Comm# HH203548  
Expires 11/30/2025

Personally Known: ☒ OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_