

SP: 40,000.00
doc: 280.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
INTEGRITY TITLE SERVICES, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 24-04039TL
Parcel No.: R04056-122

Inst: 202412009953 Date: 05/13/2024 Time: 4:05PM
Page 1 of 1 B: 1514 P: 974, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 10
Deputy Clerk Doc Stamp-Deed: 280.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **8th** day of **May, 2024**, by **CLINT LOOMIS**, hereinafter called the Grantor, to **CRAIG A. TERRY and LISA TERRY, HUSBAND AND WIFE**, whose post office address is **25613 W US HWY 27, HIGH SPRINGS, FL 32643**, hereinafter called the Grantees:

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

Lot 22, THORNWOOD, according to the map or plat thereof, recorded in Plat Book 7, Pages 202 through 204, of the Public Records of Columbia County, Florida.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

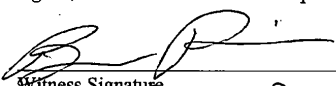
SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

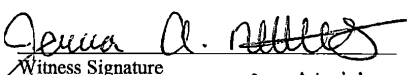
And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:


Witness Signature
Printed Name: Brooke Parrish
Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055


Name: CLINT LOOMIS
Address: 6779 SW 60TH TERRACE, LAKE BUTLER, FL 32054



Witness Signature
Printed Name: Jenna A. Nettles
Witness Address: 757 W DUVAL STREET
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 8th day of May, 2024, by CLINT LOOMIS, who is personally known to me or who has produced  as identification.



BROOKE PARRISH
Notary Public
State of Florida
Comm# HH472042
Expires 12/11/2027


Signature of Notary
Printed Name: Brooke Parrish
My commission expires: 12/11/27