

Sales Price: \$ 62,500.00
Doc Stamps: \$ 437.50

PREPARED BY & RETURN TO:

Name: Morgan Williams, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 25-03030

Parcel No.: 10-5S-16-03529-122

Inst: 202512008643 Date: 04/21/2025 Time: 3:13PM
Page 1 of 1 B: 1538 P: 660, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk Doc Stamp-Deed: 437.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 17th day of April, 2025, by **CHRISTOPHER B THOMPSON**, hereinafter called the Grantor, to **JULIE HAMIL AND RANDY R. TYLER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 2217 CORNELL DR. RIVERVIEW, FL 33578, 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:

Lot No. 22 Block A, COLUMBIA ESTATES, a subdivision recorded in Plat Book 5, Pages 112 & 112A, Public Records of Columbia County, Florida.

Together with a 1979 singlewide mobile home vin no. GAFL1A844051717, title no. 16019487

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 2025 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, 2025.

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:

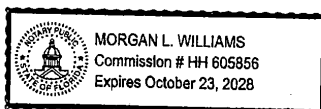
Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W. Duval St.
Lake City, FL 32055

Christopher B Thompson L.S.
Name: CHRISTOPHER B THOMPSON
Address: 17296 47TH DR, WELLBORN, FL 32094

Ashley Tomlinson
Witness Signature
Printed Name: Ashley Tomlinson
Witness Address: 757 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 17th day of April, 2025, by CHRISTOPHER B THOMPSON, who is personally known to me or who has produced Driver's License as identification.



Morgan L. Williams
Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10/23/28