

Sales Price  
\$57,000.00  
Doc Stamp  
\$399.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 21-02020

Parcel No.: R02732-308 and R02732-307

Inst: 202112003438 Date: 02/24/2021 Time: 2:52PM  
Page 1 of 1 B: 1431 P: 400, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk Doc Stamp-Deed: 399.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 19th day of February, 2021, by **JAMES THOMAS TALMADGE III**,  
**A DIVORCED MAN**, hereinafter called the Grantor, to **WILMA J. ANDERSON** and **JOSEPH E. ANDERSON**,  
**HUSBAND AND WIFE**, whose post office address is 329 SW HEFLIN AVE FORT WHITE, FL 32038, 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 8 of LAUREL LAKE SUBDIVISION, PHASE 3, according to the Plat thereof as recorded in  
Plat Book 8, Page(s) 112, of the Public Records of COLUMBIA County, Florida.**

**ALSO:**

**Lot 7, less and except the north 0.25 acre, Laurel Lake, Phase 3, a subdivision according to the plat  
thereof as recorded in Plat Book 8, pages 112 and 113, 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 2021 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,  
2021.

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. Bernier  
Witness Signature  
Printed Name: Jenna A. Bernier

James Thomas Talmadge III L.S.  
Name: JAMES THOMAS TALMADGE III  
Address: 1008 sw old wire rd, lake city, FL 32024

Marla M. Landin  
Witness Signature  
Printed Name: Marla M. Landin

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 19th day of February, 2021, by JAMES THOMAS TALMADGE III, who is personally known to me or who has  
produced Driver's License as identification.

Marla M. Landin  
Signature of Notary  
Printed Name: Marla M. Landin  
My commission expires: 6/14/22

