

Prepared by and return to:

**Ralph R. Deas, Esquire**

**The Law Office of Ralph R. Deas, P.A.**


**227 SE Hernando Avenue**

**Lake City, FL 32025**

**(386) 754-0771**

**File Number: 2023-70**

Inst: 202312008563 Date: 05/15/2023 Time: 12:36PM

Page 1 of 2 B: 1490 P: 1094, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC 

Deputy ClerkDoc Stamp-Deed: 46.90

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## Warranty Deed

**This Warranty Deed** made this **9th day of May, 2023** between **Charles E. Cook Jr.** whose post office address is **548 SW Mauldin Ave, Lake City, FL 32024**, grantor, and **SW Mauldin Ave Land Trust #548, Deas Law Trust LLC** as Trustee, whose post office address is **227 SE Hernando Ave, Lake City, FL 32025**, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **SIX THOUSAND SEVEN HUNDRED DOLLARS (\$6,700.00)** 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

**Lot 9, Mauldin Woodlands, a subdivision as recorded in Plat Book 6, pages 176-177, public records of Columbia County, Florida, subject to restrictions recorded in Official Records Book 837, pages 1778-1779, public records of Columbia County, Florida, and subject to power line easement.**

**Parcel Identification Number:**

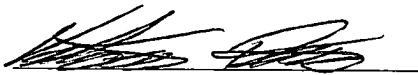
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the 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; and that said land is free of all encumbrances, except taxes accruing subsequent to .

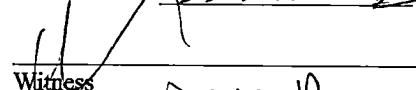
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:




Witness

Printed Name: Victoria Davis



Witness


Printed Name: Ralph R. Den

  
Charles E. Cook Jr.

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of May, 2023 by Charles E. Cook Jr. who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

  
Notary Public  
Print Name: Victoria M. Davis  
My Commission Expires: February 15, 2026



VICTORIA M. DAVIS  
Commission # HH 228986  
Expires February 15, 2026