

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-7229MS

Parcel Identification No 20-4S-16-03079-025

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23 day of August, 2023 between **Sara Francis Tedder a/k/a Sarah F. Tedder, a Single Woman**, whose post office address is **13528 142nd Place, Live Oak, FL 32060**, of the County of Suwannee, State of Florida, Grantor, to **Sparks Construction & Design Inc, a Florida Corporation**, whose post office address is **426 SW Commerce Drive Ste 130-J, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 7, Block 3, Shady Oaks Acres, Unit 2, according to the Plat thereof, recorded in Plat Book 4, Page(s) 10, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

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:*

Melissa Stokes

WITNESS

PRINT NAME: Melissa Stokes

Valarie Bern

WITNESS

PRINT NAME: Valarie Bern

J. Turner *as ATTORNEY-IN-FACT*
Sara Francis Tedder a/k/a Sarah F. Tedder by Jeffrey
Turner, her Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 23 day of August, 2023, Jeffrey Turner, who is personally known to me or has/have produced DL as identification.

Melissa Stokes

Signature of Notary Public

