

Prepared by and return to:

Macy McRae
Atlantic Title Firm of North Florida
182 South Marion Avenue
Lake City, FL 32025

File No 2025-195

Parcel Identification No 30-3S-16-02398-309

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

This indenture made the 15th day of September, 2025 between Dallas Lynn Keen, FKA Dallas Hart, whose post office address is 6300 Flotilla Drive, Units 97, Holmes Beach, FL 34217, of the County of Manatee, Florida, Grantor, to Steven Wayne Flint and Allison Leigh Flint, husband and wife, whose post office address is 807 Northwest Noegel Avenue, Lake City, FL 32055, of the County of Columbia, 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 9, FAIRFIELD ESTATES, according to the Plat thereof as recorded in Plat Book 6, Page 172 and 173, of the Public Records of Columbia County, Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

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

Subject to taxes for 2025 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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:

Macy McRae
WITNESS
PRINT NAME: Macy McRae

Sarah Neal
WITNESS
PRINT NAME: Sarah Neal

Dallas Lynn Keen
Dallas Lynn Keen, FKA Dallas Hart

182 S. Marion Ave
Lake City, FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City, FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 15th day of September, 2025, by Dallas Lynn Keen, FKA Dallas Hart, (☒) who is/are personally known to me or (☒) who has/have produced _____ as identification.

Macy McRae
Signature of Notary Public

Print, Type/Stamp Name of Notary

