

Prepared by:

John J. Kendron
582 W Duval Street
PO Box 1178
Lake City, Florida 32056

When recorded return to:

John J. Kendron
582 W Duval Street
PO Box 1178
Lake City, Florida 32056

Inst: 202412018962 Date: 09/03/2024 Time: 12:00PM
Page 1 of 2 B: 1522 P: 1897, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 0.70

(Space above this line reserved for recording office use only)

SPECIAL WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: **DONALD E. LITTLE, JR. and TAWNYA RENE LITTLE,**
as husband and wife
PO Box 2254
Lake City, Florida 32056

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: **PHILLIP ALAN LYNCH**
416 SW Leonard Terrace
Lake City, Florida 32024

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

THE EAST ONE-HALF (1/2) OF LOT NO. 16 OF "BARWICK SUBDIVISION" A SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 47 AND 47-A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. CONTAINING 2.57 ACRES, MORE OR LESS.

TOGETHER WITH A 1993 SINGLE WIDE MOBILE HOME VIN# GAFLP07A26911BM.

THE PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER IS **08-4S-16-02815-025.**

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

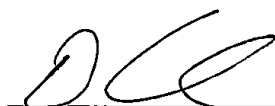
6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. SPECIAL WARRANTY

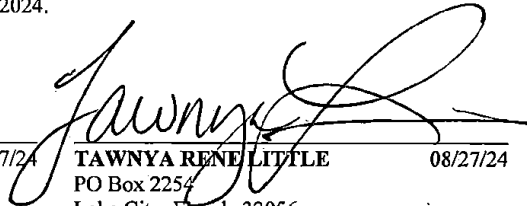
I do hereby warrant title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under me except for covenants, reservations, restrictions and easements of record.

Executed on the 27th day of August, 2024.



DONALD E. LITTLE, JR.
PO Box 2254
Lake City, Florida 32056

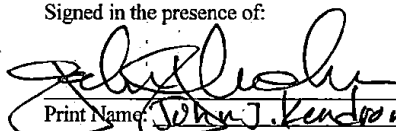
08/27/24



TAWNYA RENE LITTLE
PO Box 2254
Lake City, Florida 32056

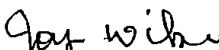
08/27/24

Signed in the presence of:



Print Name: John J. Kendron 08/27/24
582 W Duval Street
Lake City, Florida 32055
Witness

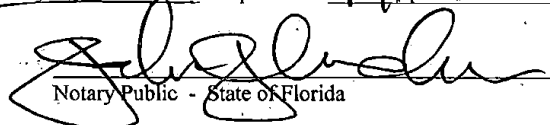
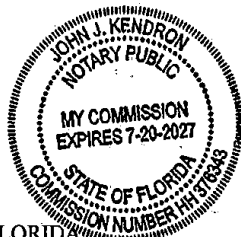
Signed in the presence of:



Print Name: Gay Wilson 08/27/24
582 W Duval Street
Lake City, Florida 32055
Witness

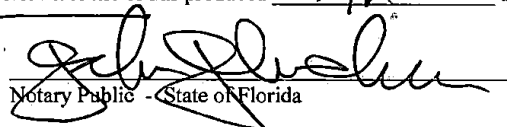
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or sworn to (or affirmed) by ☐ online notarization, this 27th day of August, 2024, by **DONALD E. LITTLE, JR.**, who is personally known to me or has produced N/A as identification.


Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or sworn to (or affirmed) by ☐ online notarization, this 27th day of August, 2024, by **TAWNYA RENE LITTLE**, who is personally known to me or has produced N/A as identification.


Notary Public - State of Florida