

Prepared by and return to:

Ralph R. Deas, Esquire
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File Number: 2024-9

Inst: 202412003772 Date: 02/23/2024 Time: 3:00PM
Page 1 of 2 B: 1508 P: 2295, James M Swisher Jr, Clerk of Court
Columbia, County, By: TC/C
Deputy Clerk Doc Stamp-Deed: 140.00

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Warranty Deed

This Warranty Deed made this **19th day of February, 2024** between **Amanda Fender** whose post office address is **820 Valentine St, Festus, MO 63028**, grantor, and **B Simple Investment Properties, Inc, a Florida Corporation** whose post office address is **15815 129th Road, Mc Alpin, FL 32062**, 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 **TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00)** 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 #37 Block A Columbia Estates Subdivision, a subdivision as recorded in Plat Book 5 Page 112 & 112 A, public records of Columbia County, Florida.

Parcel Number: 10-5S-16-03529-137

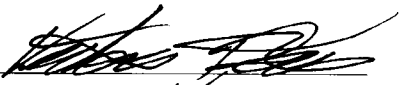
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

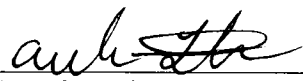
To Have and to Hold, the same in fee simple forever.

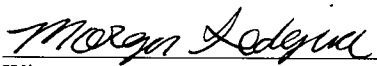
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2023**.

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
P.O. Address: 227 SE Hernando Ave.
Lake City, FL 32025


Amanda Fender


Witness
Printed Name: Morgan Sedgwick
P.O. Address: 227 SE Hernando Ave.
Lake City, FL 32025


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, 2024 by Amanda Fender who ☐ is personally known or ☒ has produced a driver's license as
identification.

[Seal]



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


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