

Prepared by and return to:

Steve Johnson  
Realty Title, Inc.  
35 Knight Boxx Road, Suite 2  
Orange Park, FL 32065

File No 13974

Parcel Identification No R00865-017

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

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

**This indenture** made the **16th day of November, 2024** between **Susan May Nance, an unmarried woman**, whose post office address is **188 SW Ohio Pl, Fort White, FL 32038**, of the County of **Columbia, Florida**, Grantor, to **Ronald Eugene Nance, an unmarried man, and Susan May Nance, an unmarried woman**, as joint tenants with right of survivorship, whose post office address is **188 SW Ohio Pl, Fort White, FL 32038**, of the County of **Columbia, Florida**, Grantee:

**This deed** is being made as a gift of unencumbered real property; minimum stamps due.

**Witneseth**, 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 17, Three Rivers Estates Unit No. 12, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 117, 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 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 have hereunto set Grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Susan M. Nance  
Susan May Nance

Akinbowale Omoniyi  
WITNESS  
PRINT NAME: AKINBOWALE OMONIYI

12643 NW 7th PL  
Newberry FL 32669  
WITNESS 1 ADDRESS

[Signature]  
WITNESS  
PRINT NAME: SIMI B. Omoniyi

4431. NW 13th St  
Evli FL 32609  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 16th day of November, 2024, by Susan May Nance.

Akinbowale Omoniyi  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



AKINBOWALE OMONIYI  
Notary Public  
State of Florida  
Comm# HH447674  
Expires 9/25/2027

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: Driver's license