

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 2025-9032SW

Parcel Identification No 20-4S-16-03079-017

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 11 day of September, 2025 between **Dennis Chauncy, a Single Man**, whose post office address is **473 SW Kicklighter Terrace, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **Thomas Patrick McGarry Jr. and Patricia Ann McGarry, Husband and Wife**, whose post office address is **455 SW Kicklighter Terrace, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 16 in Block 2 of Shady Oaks Acres Unit 2, as per plat thereof recorded in Plat Book 4, Page 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 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 covenants with the Grantees 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:*



Witness



Dennis Chauncy

Print Witness Name and Address:

Jessica D. Moore

426 SW Commerce Dr.#145

Lake City, FL 32025



Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

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 11 day of September, 2025, by Dennis Chauncy, () who is/are personally known to me or () who has/have produced RUL as identification.



Signature of Notary Public

Print, Type Stamp Name of Notary

