

*sales price 27,500.00  
doc 192.50*

PREPARED BY & RETURN TO:

Name: DAVID REYES

Address: 822 NW SPRINGDALE GLN, LAKE CITY, FL 32055

Parcel ID No.: 04971-018

Inst: 202412009949 Date: 05/13/2024 Time: 3:51PM  
Page 1 of 1 B: 1514 P: 950, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *[Signature]*  
Deputy Clerk Doc Stamp-Deed: 192.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 24th day of April, 2024, by **BRYANNA SADLER**, hereinafter called the Grantor, to **DAVID REYES**, whose post office address is **822 NW SPRINGDALE GLN, LAKE CITY, FL 32055**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in Columbia County, State of Florida, viz:

**LOT 18, DOUBLE RUN ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 4, PAGE 51, OF THE PUBLIC RECORDS OF COLUMBIA  
COUNTY, FLORIDA.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

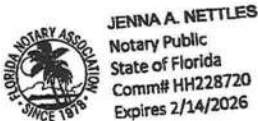
*Jenna A. Nettles*  
Witness Signature  
Printed Name: Jenna A. Nettles  
Witness Address: 767 W Duval St.  
Lake City FL 32055

*Bryanna Sadler* L.S.  
Name: BRYANNA SADLER  
Address: 15444 LONG CYPRESS DR, RUSKIN, FL 33573

*Brooke Parrish*  
Witness Signature  
Printed Name: Brooke Parrish  
Witness Address: 757 W Duval St.  
Lake City FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 2024, by **BRYANNA SADLER**, who is personally known to me or who has produced Driver's License as identification.



*Jenna A. Nettles*  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26