

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 2024-7914SW

Parcel Identification No 02-5S-16-03443-103

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## WARRANTY DEED

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

This indenture made the 6 day of June, 2024 between **Robert D. Sheppard, a Married Man**, whose post office address is **6355 SE County Road 245, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Collin G. Bullock, a Single Man**, whose post office address is **7387 SW Tustenuggee Avenue, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

**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 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:

Lots 2 and 3, of BISHOP CORNER, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, Page 103, of the Public Records of Columbia County, Florida.

LESS and except the Northern 1.00 (one) acre of land whose Southern boundary runs parallel to the boundary line between Lots 2 and 3 of BISHOP CORNER, according to the Plat thereof, as recorded in Plat Book 5, Page 103, of the Public Records of Columbia County, Florida.

LESS and EXCEPT That portion in Order of Taking recorded in Official Records Book 1268 page 2582, of the Public Records of Columbia County, Florida (for Road Right of Way).

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

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

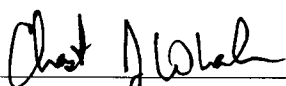
**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantee 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

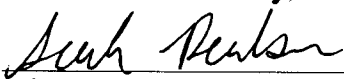
fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**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:*

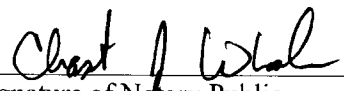
  
Witness: Chast J. Whalen  
Address: 426 SW Commerce Dr.#145  
Lake City, FL 32025

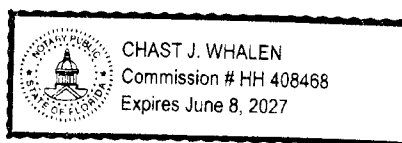
  
Robert D. Sheppard

  
Witness: Savannah H. Raulerson  
Address: 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 ~~(X)~~ physical presence or ( ) online notarization this 6 day of June, 2024, by Robert D. Sheppard.

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



Personally Known: \_\_\_\_\_ OR Produced Identification: ✓  
Type of Identification  
Produced: OC