

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 23-0199

General Warranty Deed

Made this August 11, 2023 A.D. By **Ana Caballer**, a single woman whose post office address is: 856 NE Colvin Ave, Lake City, Florida 32025, hereinafter called the grantor, to **Dustin Tyler Tankersley and Kaitlyn Marie Tankersley husband & wife**, whose post office address is: 15593 68th Street, Live Oak, Florida 32060, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 13 of 341 ESTATES, a Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page(s) 34, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 13-4S-16-02952-113

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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 December 31, 2023.

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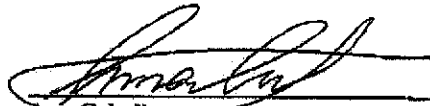
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name

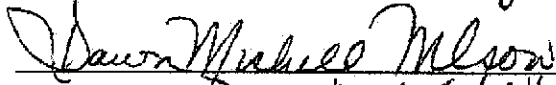
Ethan Perry



(Seal)

Ana Caballer

Address: 856 NE Colvin Ave, Lake City, Florida 32025



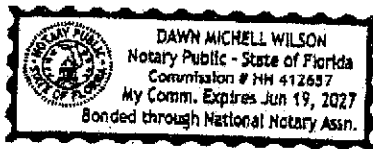
Witness Printed Name

Dawn Michelle Wilson

State of Florida

County of Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 11th day of August, 2023, by Ana Caballer, who is/are personally known to me or who has produced FL ID as identification.



Notary Public

Print Name:

Dawn Michelle Wilson

My Commission Expires:

6/19/2027