

Prepared by and return to:

Macy McRae
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025

File No 2025-2878

Parcel Identification No 20-3S-16-02202-103

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WARRANTY DEED

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

This indenture made the 30th day of April, 2025 between **Ken A. Schwarz and Julie B. Schwarz, husband and wife**, whose post office address is 286 Northwest High Point Drive, Lake City, FL 32055, of the County of Columbia, Florida, Grantor, to **Mark E. Cleaves and Virginia R. Cleaves, husband and wife**, whose post office address is 286 Northwest High Point Drive, Lake City, FL 32055, of the County of Columbia, 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, Florida, to-wit:

Lot 3, HIGH POINTE, according to the map or plat thereof, as recorded in PRRD Book 1, Pages 28 through 31, 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Macy McRae
WITNESS
PRINT NAME: Macy McRae
Christy Wells
WITNESS
PRINT NAME: Christy Wells

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 17 day of April, 2025 by Ken A. Schwarz and Julie B. Schwarz, who ☒ is/are personally known to me or who () has/have produced _____ as identification.

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



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

Ken A Schwarz
Ken A. Schwarz
Julie B Schwarz
Julie B. Schwarz
182 S. Marion Ave
LAKE CITY, FL 32025
WITNESS 1 ADDRESS
182 S. Marion Ave
LAKE CITY, FL 32025
WITNESS 2 ADDRESS