

Prepared by and return to:

Sara DeCrescenzo
Heritage Title Services
201 Parshley Street Southwest
Live Oak, FL 32064
(386) 330-0371
File No 24-3848

Parcel Identification No 10-4S-16-02897-007
Consideration: \$30,000.00

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WARRANTY DEED

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

This indenture made the 22nd day of December, 2024, between **Dustin Robert Johnson, a single man**, whose post office address is 14525 S US Hwy 441, Lake city, FL 32024, of the County of Columbia, Florida, Grantor, to **Araya Duffy and Cody Duffy, wife and husband**, whose post office address is 113 Starling Terrace, Lake City, FL 32055, of the County of Columbia, 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, Florida, to-wit:

Lot 7, Block D, Troy Pines Addition, according to the Plat thereof, recorded in Plat Book 3, Page(s) 90, of the Public Records of Columbia County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 14525 s us hwy 441, Lake city, FL 32024.

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 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.

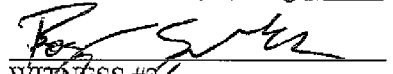
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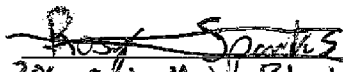
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Dustin Robert Johnson

Marcia Steed
WITNESS #1
PRINT NAME: Marcia Steed


WITNESS #2
PRINT NAME: Rosy Sparks

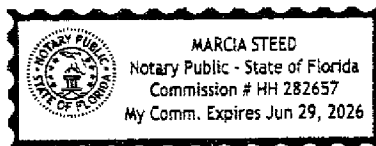

306 SW Main Blvd Lake City, FL 32024
WITNESS #1 ADDRESS

306 SW Main Blvd
Lake City, FL 32025
WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this
22nd day of December, 2024, by Dustin Robert Johnson.

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



Personally Known: _____ OR Produced Identification: X
Type of Identification Produced: ~~Passport~~ Driver License