

This instrument was prepared by:
DUANE E. THOMAS, ESQ.
206 S. Marion Ave.
Lake City, FL 32025

Inst: 202312003693 Date: 03/03/2023 Time: 8:03AM
Page 1 of 2 B: 1485 P: 2008, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

This indenture, made this 7th day of February A.D 2023, between KENNETH N. SWEET, aka, KENNETH NEIL SWEET, a widower, and the surviving spouse of SUSAN R. SWEET aka, SUSAN FRANCIS SWEET, deceased, who died on November 29, 2022 in Columbia County, FL, whose residence address is 477 SW Nugget Way, Lake City, FL 32024, as GRANTOR, and, PAUL LORNE SWEET, a married man, whose residence address is 397 SW Nugget Way, Lake City, FL 32024, and KENNETH WAYNE SWEET, A MARRIED MAN, whose residence address is PO Box 250, Colmesneil, Texas 75938, GRANTEES, receiving this conveyance as tenants in common, and NOT as joint tenants; **RESERVING UNTO GRANTOR A LIFE ESTATE IN THE PARCEL HEREIN DESCRIBED FOR THE DURATION OF HIS NATURAL LIFE.**

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00), and other valuable considerations to him in hand paid by the said GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and grantee's heirs and assigns forever, the following described land, situate, lying in and being in Columbia County, Florida, to wit:

11-4S-15 5000/5000 11.50 Acres
THE WEST 759 FT OF SE1/4 OF NW1/4 EX APPROX THE NORTH 661.16 FT AS MEASURED ON WEST SIDE EXCEPTION BEING DESC IN ORB 1094-934 & 1094-936: Columbia County Property Appraiser Parcel ID# 11-4S-15-R00337-002. **RESERVING UNTO GRANTOR A LIFE ESTATE IN THE AFORE DESCRIBED PARCEL.**

Subject to restrictions of record.

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 Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good rights 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 12/31/2022.

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

Signed, sealed and delivered in our presence:

Signature: _____

Witness printed name: Taylor Strickland

Signature: Stephanie Ambros

Witness printed name: Stephanie Ambros

Kenneth N. Sweet
KENNETH N. SWEET, aka, KENNETH NEIL SWEET
GRANTOR

State of Florida:
County of COLUMBIA:

The foregoing instrument was acknowledged before me this 7th day of February, 2023 by

KENNETH N. SWEET, aka, KENNETH NEIL SWEET

personally known to the undersigned. Witness my hand and official seal.

Paula R. Thomas
Notary Public

Print Name: Paula R. Thomas

My Commision Expires May 11, 2026

