

SP \$ 85,000.00
DS \$ 595.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 23-10021

Parcel No.: 33-4S-16-03265-222

Inst: 202312020481 Date: 10/31/2023 Time: 3:53PM
Page 1 of 1 B: 1501 P: 2597, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 10
Deputy ClerkDoc Stamp-Deed: 595.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 31st day of October, 2023, by **BRANDON RYAN GODFIRNON** and **KAREN ELLEN MULVEY, HUSBAND AND WIFE**, hereinafter called the Grantors, to **PATRICIA ANN ZYSK, and ALEXIS ANN CAY and BRANDON ISALAH CAY, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 4404 SW 15th place, Cape Coral, FL 33914, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lot 22, Block A, MAULDIN WOODLANDS PHASE 2, a subdivision as recorded in Plat Book 6, Page 206, Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Megan Ferguson

[Signature] L.S.
Name: BRANDON RYAN GODFIRNON
Address: 10093 85th Way, Seminole, FL 33777

[Signature]
Witness Signature
Printed Name: Caleb Welling

[Signature] L.S.
Name: KAREN ELLEN MULVEY
Address: 10093 85th Way, Seminole, FL 33777

STATE OF FLORIDA
COUNTY OF Wallas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of October, 2023, by BRANDON RYAN GODFIRNON and KAREN ELLEN MULVEY, who are personally known to me or who have produced Drivers License as identification.

[Signature]
Signature of Notary
Printed Name: Megan Ferguson
My commission expires: April 12, 2027

