

Inst: 202312014288 Date: 07/31/2023 Time: 8:31AM  
Page 1 of 2 B: 1495 P: 2443, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *W*  
Deputy Clerk Doc Stamp-Deed: 595.00

This Instrument Prepared by & return to:

Address: NORTH FLORIDA LAND GROUP, INC.  
P.O. Box 1733  
Lake City, FL 32056

WARRANTY DEED  
FROM CORPORATION  
Consideration: 85,000.00  
Doc Stamps: 595.00  
Rec: 18.50

Property Appraisers Parcel ID Numbers(s)  
11-5S-15-00439-104

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*This Warranty Deed*, Made and executed the 24TH Day of JULY, 2023, by  
NORTH FLORIDA LAND GROUP, INC., a corporation existing under the laws of the State of  
Florida, and having its principal place of business at: P.O. Box 1733, Lake City, FL 32056,  
hereinafter called the Grantor, to BRITNEE A. SIMPSON, a single person, whose post office  
address is 153 SW SHADY OAK WAY, LAKE CITY, FL 32024, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives,  
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars)  
and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does  
grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain  
land, situate in COLUMBIA County, State of Florida, viz:

**Lot 4, Block A of Siloam Crossing Subdivision according to the plat thereof recorded in Plat  
Book 9, Page 139-140 of the Public Records of Columbia County, Florida subject to  
reservations and utility easements of record and Deed Restrictions recorded in ORB 1390,  
Pages 644-645 of the Public Records of Columbia County, Florida.**

**Parcel ID #: 11-5S-15-00439-104**

**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 it is lawfully seized of said land  
in fee simple; that it has the good right and lawful authority to sell and convey said land; that it  
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, 2022.

**In Witness Whereof**, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

NORTH FLORIDA LAND GROUP, INC.

Name of Grantor

*Chris A. Bullard*

Grantor Signature

CHRIS A. BULLARD, President

Printed Name

P.O. Box 1733, Lake City, FL 32056

Grantor's Post Office Address

Signed, sealed and delivered in the presence of:

*Holly C. Hanover*

Witness Signature

Holly C. Hanover

Printed Name

*Christina Sherrouse*

Witness Signature

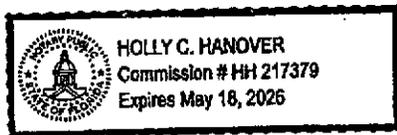
Christina Sherrouse

Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by physical presence CHRIS A. BULLARD, known to me to be the President of NORTH FLORIDA LAND GROUP, INC., the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of the corporation, and that an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 24 day of JULY, 2023.



*Holly C. Hanover*  
Notary Signature