

Sales Price: \$80,000
Doc. Stamps: \$560.00

PREPARED BY & RETURN TO:

Name: Integrit02, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 24-09017

Parcel No.: R03087-107 (as to Parcel 1)
R03087-108 (as to Parcel 2)

Inst: 202412025187 Date: 11/22/2024 Time: 3:31PM
Page 1 of 2 B: 1528 P: 331, James M Swisher Jr, Clerk of Court
Columbia, County, By: VCL
Deputy Clerk Doc Stamp Deed: 560.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 22nd day of November, 2024, by **JERRY A. SANTIAGO** and **GENESIS S. SANTIAGO, HUSBAND AND WIFE** hereinafter called the Grantors, to **JOSH SPARKS**, whose post office address is 139 SW STAFFORD CT, LAKE CITY, FL 32024, hereinafter called the Grantee:

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 Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Parcel 1:

Lot 7, FOREST COUNTRY 6TH ADDITION, according to Plat thereof, recorded in Plat Book 9, Pages 66-67, Public Records of Columbia County, Florida.

Parcel 2:

Lot 8, FOREST COUNTRY 6TH ADDITION, a subdivision according to plat thereof, recorded in Plat Book 9, Pages 66-67, public records of Columbia County, Florida.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

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 Grantee 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, 2024.

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:

Morgan Williams

Witness Signature
Printed Name: Morgan Williams
Witness Address: 757 W. Duval St.
Lake City, FL 32055

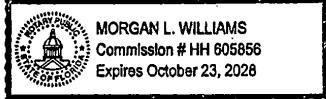

L.S.
Name: JERRY A. SANTIAGO
Address: 556 NW HIGH POINT DR., LAKE CITY, FL 32055

Witness Signature
Printed Name: Jerry A. Santiago
Witness Address: 556 NW HIGH POINT DR.
Lake City, FL 32055


L.S.
Name: GENESIS S. SANTIAGO
Address: 556 NW HIGH POINT DR., LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of November, 2024, by JERRY A. SANTIAGO and GENESIS S. SANTIAGO, who are personally known to me or who have produced DL as identification.



Morgan Williams

Signature of Notary
Printed Name: Morgan Williams
My commission expires: 10/23/28