


Inst: 202212013605 Date: 07/13/2022 Time: 9:54AM  
Page 1 of 6 B: 1470 P: 2537, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy ClerkDoc Stamp-Deed: 0.70

## Warranty Deed

RETURN TO: Berlinda Scippio

ADDRESS: 930 SE Brock Gln, Lake CFity, FL 32025

THIS INSTRUMENT PREPARED BY: GINGER TODD of P O BOX 615, LAKE CITY, FL 32056

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED  
IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 00-00-00-12957-000 (41492)

THIS INDENTURE, made this 6-5-22, by and between E W TODD, married, of P O BOX 615, LAKE CITY, FL 32056, and GINGER TODD, married, of P O BOX 615, LAKE CITY, FL 32056, (collectively the "Grantor"), and Vincent L Scippio, of 930 SE Brock Gln, Lake City FL 32025 and Berlinda G Scippio, of 930 SE Brock Gln, Lake City FL 32025, husband and wife, (collectively the "Grantee"), in the state of Florida.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in

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hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised and released, with general warranty covenants, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Columbia County, Florida, to-wit:

LOT 2 OF GIEBEIG'S ADDITION, all according to the official Map or Plat of said Giebeig's Addition, recorded in Plat Book 1, Page 6 , Public Records, Columbia County, Florida. Located at 930 SE Brock Gln.

Being the same property conveyed to the Grantor by the deed of E W Todd and his wife Ginger A Todd, dated November 11, 1994, previously referenced as follows: Book/Volume 3, Page 6 of the Recorder of Columbia County.

This property is not the homestead of the Grantor.

**To Have and to Hold** the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right 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 the date of the transfer, reservations, restrictions and easements of record, if any.

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

Jenna A. Nettles  
Signature

Jenna A. Nettles  
Witness Name

Jessica L. Nettles  
Signature

Jessica L. Nettles  
Witness Name

Elisha W. Todd  
E W TODD By Gigu Todd POA

Ginger Todd  
GINGER TODD

### Spousal Acknowledgement

I, GINGER TODD of P O BOX 615, LAKE CITY, FL 32056, spouse of E W TODD, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: \_\_\_\_\_

*[Signature]*

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of physical physical presence or \_\_\_\_\_ online notarization, this 5th day of July, 2022, by GINGER TODD, who is personally known to me or who has produced Driver's License as identification.

Notary Public Signature: \_\_\_\_\_

*[Signature]*

Notary Public Name: \_\_\_\_\_

*[Signature]*

Serial Number: \_\_\_\_\_

HH 228720

My commission expires: \_\_\_\_\_

2-14-26



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

### Spousal Acknowledgement

I, E W TODD of P O BOX 615, LAKE CITY, FL 32056, spouse of GINGER TODD, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Elisha Todd  
By Ginger Todd POB

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of X physical presence or  
\_\_\_\_ online notarization, this 5<sup>th</sup> day of July, 2022, by E W TODD, Ginger Todd  
who is personally known to me or who has produced Driver's License as (POB)  
identification.

Notary Public Signature: Jenna A Nettles

Notary Public Name: Jenna A. Nettles

Serial Number: H4228720

My commission expires: 2-14-26



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

**Grantor Acknowledgement**

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of x physical presence or  
\_\_\_\_ online notarization, this 5<sup>th</sup> day of July, 2022, by E W TODD,  
and GINGER TODD, who are personally known to me or who have produced  
Driver's License as identification.

Notary Public Signature: Jenna A. Nettles

Notary Public Name: Jenna A. Nettles

Serial Number: HH228720

My commission expires: 2-14-26



**JENNA A. NETTLES**  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026