

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2024-8001SW

Parcel Identification No 03-4S-17-07592-602

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9<sup>th</sup> day of July, 2024 between **Paul H. Griffin and Lynda H. Griffin, husband and wife**, whose post office address is **1508 Petit Jean Mountain Road, Morrilton, AR 72110**, of the County of Conway, State of Arkansas, Grantors, to **Caleb J. Wentworth, a married man, and John H. Stanley, a married man, as Joint Tenants with Right of Survivorship**, whose post office address is **4827 Bethea Road, Perry, FL 32348**, of the County of Taylor, State of Florida, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 2, Block D, Eastside Village, Unit 6, according to the map or plat thereof as recorded in Plat Book 6, Page 160-162, of the Public Records of Columbia County, Florida.

And

A part of Section 3, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 2 of Eastside Village Unit 6 as per plat thereof recorded in Plat Book 6, Page 160-162 of the Public Records of Columbia County, Florida and run thence South 26 degrees 30 minutes 00 seconds East, 123.92 feet to a point on the centerline of a creek; thence South 34 degrees 40 minutes 57 seconds West, along said centerline, 1.90 feet; thence South 08 degrees 50 minutes 16 seconds West, along said centerline, 27.89 feet; thence South 11 degrees 25 minutes 26 seconds East, along said centerline, 71.85 feet; thence South 51 degrees 23 minutes 04 seconds West, along said centerline, 36.44 feet; thence North 26 degrees 30 minutes 00 seconds West, 205.21 feet to the Southwest corner of said Lot 2; thence North 48 degrees 26 minutes 09 seconds East, along the South line of said Lot 2, 74.67 feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

[Signature]  
Witness: AGATA MORRILL  
Address: 435 Yellowstone Ave  
West Yellowstone, MT 59152

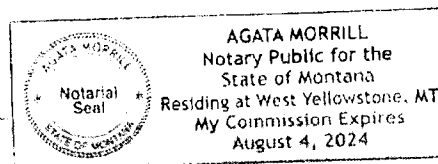
[Signature]  
Paul H. Griffin

[Signature]  
Witness: SUE CONAGHAN  
Address: 435 Yellowstone Ave  
West Yellowstone, MT 59152

STATE OF Montana  
COUNTY OF Gallatin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 02 day of July, 2024, by Paul H. Griffin .

[Signature]  
Signature of Notary Public AGATA MORRILL  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: AR DL

Pamela C. Hiser  
Witness: Pamela C. Hiser  
Address: 901 W. Hollow Rd.  
Adona, AR. 72001

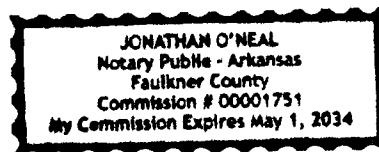
Lynda H. Griffin  
Lynda H. Griffin

Mark Albert  
Witness: Mark Albert  
Address: 1772 Elmwood Ave  
Columbus OH 43212

STATE OF Arkansas  
COUNTY OF Conway

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 8 day of July, 2024, by Lynda H. Griffin.

Jonathan O'Neal Jonathan O'Neal  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ✓  
Type of Identification  
Produced: DRIVERS LICENSE