

Sales Price \$ 285,000.00
Doc Stamp \$ 1,435.00

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. 21-11053
Parcel No.: R02919-273

Inst: 202212000293 Date: 01/06/2022 Time: 10:13AM
Page 1 of 1 B: 1456 P: 1127, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1435.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **30th** day of **December, 2021**, by **JEFFREY R. WADE, A SINGLE PERSON**, hereinafter called the Grantor, to **NICHOLE REEVES**, whose post office address is **279 SW STANLEY CT, Lake City, FL 32024**, hereinafter called the Grantee:

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

Lot 73, EMERALD FOREST PHASE 3, a subdivision as recorded in Plat Book 6, Page 85, of the 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 2021 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 Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name: Sergio Aybar

Name: JEFFREY R. WADE

Address: 279 SW STANLEY CT, Lake City, FL 32024

L.S.

Witness Signature

Printed Name: B. Lola

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of December, 2021, by JEFFREY R. WADE, who is personally known to me or who has produced DRIVERS LICENSE as identification.

Signature of Notary

Printed Name: Bridgette Lola

My commission expires:

