

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 2023-7257VB

Parcel Identification No 12-4S-15-00345-000

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WARRANTY DEED

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

This indenture made the 7 day of September, 2023 between **Connie S. Blackwell a/k/a Connie Sue Blackwell and Manuel Michael Brannan, Jr.,** Grantor, to **Connie S. Blackwell a/k/a Connie Sue Blackwell, a single woman,** whose post office address is **4669 SE Pinemount Road, Lake City, FL 32024,** of the County of Columbia, State of Florida, Grantee:

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

The Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, less and except the West 30 feet thereof, and less and except road right-of-way for State Road S-252 on the North side thereof.

AND

The North 28.4 feet of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, less and except the West 30 feet thereof.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

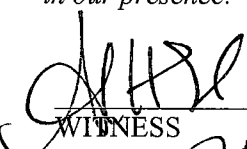
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

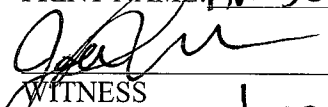
TO HAVE AND TO HOLD the same in fee simple forever.

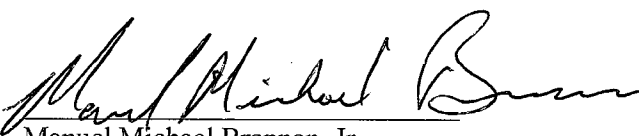
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

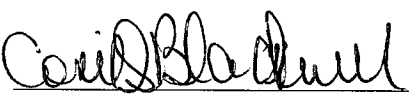
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Amber H Suhl

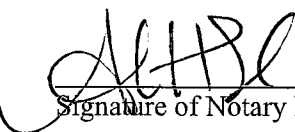

WITNESS
PRINT NAME: Jessica Moore


Manuel Michael Brannan, Jr.


Connie S. Blackwell a/k/a Connie Sue Blackwell

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒ physical presence or ☐ online notarization this 7 day of September, 2023, by Manuel Michael Brannan, Jr. and Connie S. Blackwell a/k/a Connie Sue Blackwell, who is/are personally known to me or has/have produced DL as identification.


Signature of Notary Public

