

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 2025-8620CC

Parcel Identification No 29-2S-16-01777-111

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WARRANTY DEED

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

This indenture made the 13 day of March, 2025 between Michael Anthony Fortunato, a Married Man, whose post office address is 9697 Bayou Bluff Drive, Jacksonville, FL 32257, of the County of Duval, State of Florida, Grantor, to Michael Paul Graham, a Single Man, and Evelyn Bidah, a Single Woman, whose post office address is 205 SW Dusty Glen, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantees:

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 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 11, of SUWANNEE VALLEY FARMS PHASE 1, according to the Plat thereof, as recorded in Plat Book 8, Page 47, 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 2025 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that 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.

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

Signed, sealed and delivered
in our presence:

Jessica D. Moore
Witness

Print Witness Name and Address:

Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025

Michael Anthony Fortunato
Michael Anthony Fortunato

Teresa P Brannon
Witness

Print Witness Name and Address:

Teresa P Brannon
5045 SW Pinemount Rd
Lake City, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 13 day of March, 2025 by Michael Anthony Fortunato, who () is personally known to me or who (X) has produced FLDL as identification.

Jessica D. Moore
Signature of Notary Public

Print, Type/Stamp Name of Notary

Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025

