

**Prepared by and return to:**  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064  
ATS 1-42139

Inst: 202312010538 Date: 06/07/2023 Time: 11:41AM  
Page 1 of 2 B: 1492 P: 468, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *he*  
Deputy Clerk Doc Stamp-Deed: 245.00

## Warranty Deed

THIS WARRANTY DEED made the 5<sup>th</sup> day of June, 2023, by Raymond J. Pentolino, hereinafter called the grantor, to Frier Finance, Inc., a Florida Corporation whose address is: 12788 HWY 90 West, Live Oak, FL 32060 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**Lot 22 of Magnolia Hills , according to the Plat thereof as recorded in Plat Book 6, Page(s) 189-190, of the Public Records of COLUMBIA County, Florida.**

**The herein described property is vacant land and does not constitute the homestead property of the Grantor.**

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

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

AND the grantor hereby covenants with 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 prior year.

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

Signed, sealed and delivered in our presence:

Jordan A. Haddock  
Witness:

Raymond J. Pentolino  
Raymond J. Pentolino

Jordan A. Haddock  
Printed Name:

Haley Shallah  
Witness:  
Printed Name:

STATE OF Florida  
COUNTY OF Columbia (HS)

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 5 day of June, 2023 by Raymond J. Pentolino, who is personally known to me or who has produced DL as identification.

Haley Shallah  
Notary Public

(Notary Seal)



HALEY M. SHALLAR  
Notary Public  
State of Florida  
Comm# HH203543  
Expires 11/30/2025