

PREPARED BY & RETURN TO:

Name: PAUL & MADELINE MABILE
Address: 9732 SW TUSTENUGGEE AVE.
LAKE CITY, FL 32024
Parcel No.: A PART OF 06-6S-17-09613-001

Inst: 202512018384 Date: 08/13/2025 Time: 3:52PM
Page 1 of 2 B: 1546 P: 2598, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 31st day of July, 2025, by **RICHARD BRINGGER** and **WILMA BRINGGER, HUSBAND AND WIFE**, hereinafter called the Grantors, to **PAUL H. MABILE** and **MADELINE A. MABILE, HUSBAND AND WIFE**, whose post office address is 9732 SW TUSTENUGGEE AVE. LAKE CITY, FL 32024, hereinafter called the Grantees:

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

PARCEL "B"
A PART OF THE NE ¼ OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SAID SECTION 6 AND RUN S. 89°36'05" W., ALONG THE NORTH LINE OF SAID SECTION 6, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW TUSTENUGGEE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE S. 89°36'05" W., 462.22 FEET; THENCE RUN S. 00°10'59" E., 415.29 FEET; THENCE S 89°32'11" E., 457.77 FEET; THENCE N. 00°25'42" E., 422.22 FEET TO THE POINT OF BEGINNING. CONTAINING 4.42 ACRES, MORE OR LESS, SUBJECT TO MAINTAINED COUNTRY ROAD RIGHT-OF-WAY OFF OF THE NORTH SIDE THEREOF

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME.

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

SUBJECT TO TAXES FOR THE YEAR 2025 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in the presence of:

Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W DUAL ST.
LAKE CITY, FL 32055

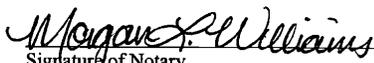
Richard A. Bringger
Name: RICHARD BRINGGER L.S.
Address: 9764 SW TUSTENUGGEE AVE., LAKE CITY, FL
32024

Wilma Bringger
Witness Signature
Printed Name: WILMA BRINGGER
Witness Address: 757 W DUAL ST.
LAKE CITY, FL 32055

Wilma Bringger
Name: WILMA BRINGGER L.S.
Address: 9764 SW TUSTENUGGEE AVE., LAKE CITY, FL
32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of July, 2025, by RICHARD BRINGGER and WILMA BRINGGER, who are personally known to me or who have produced Driver's License as identification.



Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10-23-28

