

Prepared by and return to:
Heather Cochran
Security Title Services Inc., d/b/a Gilchrist Title Services
302 North Main Street
Trenton, FL 32693
File No 2024-13465

Parcel Identification No 22-7S-16-04285-000

Inst: 202412003635 Date: 02/22/2024 Time: 1:13PM
Page 1 of 1 B: 1508 P: 1916 James M Swisher Jr, Clerk of Court
Columbia, County, By: VCU
Deputy Clerk Doc Stamp-Deed: 280.00

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GENERAL WARRANTY DEED

This indenture made the ^{30th} day of ^{January} ~~1st~~ day of February, 2024 between Lawrence Short, whose post office address is 9150 Northwest 177th Place, Fanning Springs, FL 32693, hereinafter called the Grantor, to Joshua Allen Green, whose post office address is 2841 Southwest 13th Street, B205, Gainesville, FL 32608, hereinafter called the Grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that said Grantor, for and in consideration of the sum of FORTY THOUSAND AND 00/100 (U.S.\$40,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, aliens, remises, releases, conveys confirms and sold to the said Grantee, the following described land, situate, lying and being in Columbia, Florida, to-wit:

NW 1/4 OF SE 1/4 OF NW 1/4, LESS AND EXCEPT 7.50 ACRES DESCRIBED IN OFFICIAL RECORDS BOOK 774, PAGE 467, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth under the laws and constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.


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

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

And Grantor hereby covenants with the Grantee 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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

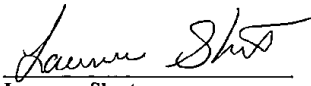
Signed, sealed and delivered in our presence:


Witness Signature

Heather Cochran

Printed Name

Address: 302 N. Main Street, Trenton FL 32693


Lawrence Short


Witness Signature

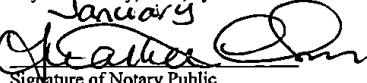
Lacy Campbell

Printed Name

Address: 302 N. Main Street, Trenton FL 32693

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of ~~February~~ ^{January}, 2024, by Lawrence Short.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification _____
Produced: FLOR

