

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 Northwest Cole Terrace
Lake City, FL 32055
4-12084

Inst: 202312002239 Date: 02/10/2023 Time: 7:53AM
Page 1 of 3 B: 1484 P: 1132, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ilg*
Deputy Clerk Doc Stamp-Deed: 910.00

Warranty Deed

This Warranty Deed is executed this 9 of February, 2023, by Miles T. Hines, a Single Person, hereinafter called the grantor, to Todd Lussier, and Joe Peurrung, as Joint Tenants with Rights of Survivorship, whose address is: 246 SE Gregs Pl, Lake City, FL 32055, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.


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:



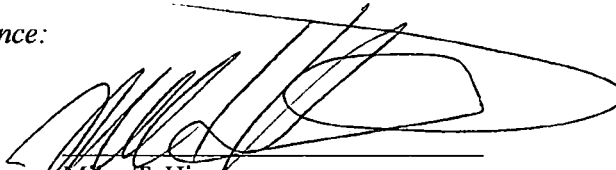
Witness

Madison Williams
Print Name



Witness

Miley T. Hines
Print Name



Miles T. Hines

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of February, 2023, by Miles T. Hines.



Signature of Notary Public

Print, Type/Stamp Name of Notary



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: DL

Exhibit "A"
Property Description

Lot 18, Block B, Bellaire Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 66, of the Public Records of Columbia County, Florida.