

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20757 MD

Inst: 202512022631 Date: 10/03/2025 Time: 2:35PM
Page 1 of 2 B: 1550 P: 2381, James M Swisher Jr, Clerk of Court
Columbia, County, By: ML
Deputy ClerkDoc Stamp-Deed: 1533.00

Warranty Deed

This Warranty Deed is executed this 3 day of October, 2025 by Tommie W. Richardson, a single person, whose address is 116 Southeast Willow Drive, Lake City, FL 32025, hereinafter called the grantor, to Julia Luker, Kelly V. Luker and Cheryl J. Luker as Joint Tenants with Right of Survivorship, whose address is 406 Southeast Pearl Terrace, Lake City, FL 32025, 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.

Lot 16, Block A, Eastside Village Unit 2, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 137 and 137A, of the Public Records of Columbia County, Florida.

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:



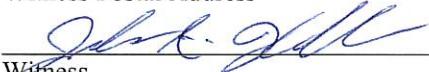
Witness

Madison Van Hofwegen

Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness

Jordan A. Hallock

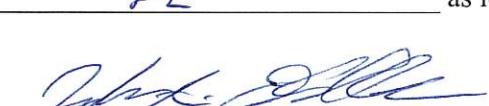
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of October, 2025, by Tommie W. Richardson, who is/are personally known to me or who has/have produced
PL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



JORDAN A. HALLOCK
Notary Public
State of Florida
Comm# HH672821
Expires 5/5/2029