

Sales Price: \$110,000.⁰⁰
Doc Stamps: \$770.⁰⁰

PREPARED BY & RETURN TO:

Name: Morgan Williams, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 24-12005

Parcel No.: R02772-025

Inst: 202512002519 Date: 02/06/2025 Time: 3:17PM
Page 1 of 2 B: 1532 P: 2229, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 770.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of February, 2025, by TONY DYER, hereinafter called the Grantor, to **IRONWOOD HOMES OF LAKE CITY, LLC**, having its principal place of business at 4109 US HIGHWAY 90 W. LAKE CITY, FL 32055, hereinafter called the Grantee:

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

PARCEL 1:

TOWNSHIP 4 SOUTH, RANGE 16 EAST

SECTION 4: COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 AND RUN THENCE N 88DEGREES51'30" E ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, A DISTANCE OF 552.95 FEET TO THE POINT OF BEGINNING; THENCE N 2DEGREES3'53" W 271.56 FEET; THENCE N 88DEGREES51'30" E 171.67 FEET; THENCE S 2DEGREES3'53" E 271.56 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4; THENCE S 88DEGREES51'30" W ALONG THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4 171.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATE THEREON.

LESS AND EXCEPT 50 FEET OFF THE NORTH SIDE THEREOF FOR ROAD RIGHT OF WAY FOR LUCKY CIRCLE. SAID LANDS BEING IN AND PART OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST.

PARCEL 2:

TOWNSHIP 4 SOUTH, RANGE 16 EAST

SECTION 4: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF AFORESAID SECTION 4, AND RUN THENCE N 88DEGREES51'30" E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 4, 896.29 FEET TO THE WEST RIGHT OF WAY LINE OF A 50 FOOT ROAD SOMETIMES KNOWN AS PINE VIEW CIRCLE; THENCE N 2DEGREES3'53" W ALONG THE WEST RIGHT OF WAY LINE OF PINE VIEW CIRCLE 271.56 FEET TO THE NORTH RIGHT OF WAY LINE OF A 50 FOOT ROAD SOMETIMES KNOWN AS LUCKY CIRCLE AND THE POINT OF BEGINNING; THENCE S 88DEGREES51'30" W ALONG THE NORTH LINE OF LUCKY CIRCLE 293.34 FEET TO THE EAST RIGHT OF WAY LINE OF THE NORTHERLY LEG OF LUCKY CIRCLE; THENCE N 2DEGREES3'53" W ALONG THE EAST RIGHT OF WAY LINE OF LUCKY CIRCLE 258.48 FEET; THENCE N 88DEGREES51'30" E 293.34 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID PINE VIEW CIRCLE; THENCE S 2DEGREES3'53" E ALONG THE WEST LINE OF PINE VIEW CIRCLE 258.48 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN AND A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST.

PARCEL 3:

LOT 55 OF CASON TRACT, UNRECORDED, TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF AFORESAID SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 88 DEG. 51 MIN. 30 SEC. EAST, ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 946.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEG. 03 MIN. 53 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF A 50 FOOT GRADED ROAD KNOWN AS PINEVIEW CIRCLE, 249.39 FEET; THENCE NORTH 88 DEG. 51 MIN. 30 SEC. EAST, 171.67 FEET; THENCE SOUTH 02 DEG. 03 MIN. 53 SEC. EAST, 249.39 FEET TO THE SOUTH LINE OF AFORESAID NW 1/4; THENCE SOUTH 88 DEG. 51 MIN. 30 SEC. WEST, ALONG THE SOUTH LINE OF SAID NW 1/4, 171.67 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT 50 FEET OF THE SOUTH SIDE THEREOF FOR ROAD RIGHT-OF-WAY.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

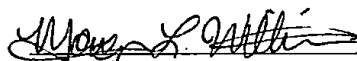
SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


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

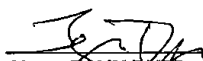
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants 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 Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

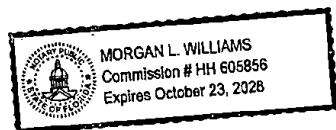

Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W. Duval St.
Lake City, FL 32055

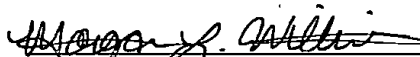

Witness Signature
Printed Name: STEPHAN PANNING
Witness Address: 757 W. Duval St.
Lake City, FL 32055


Name: TONY DYER L.S.
Address: 7944 HOSS KELLER RD., SANDERSON, FL 32087

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of February, 2025, by TONY DYER, who is personally known to me or who has produced Driver's License as identification.




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