

Prepared by and return to:

Rob Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-6937CW

Parcel Identification No 14-6S-16-03818-211

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14<sup>th</sup> day of May, 2023 between **Deas Bullard Properties, LLP, a Florida Partnership**, whose post office address is **672 East Duval Street, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Brian Thomas Hanks and Christina Mae Hanks, Husband and Wife**, whose post office address is **10955 71st Avenue N, Seminole, FL 33772**, of the County of Pinellas, State of Florida, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Dudley Estates, an Unrecorded Subdivision in Sections 13 and 14, Township 6 South, Range 16 East, Columbia County, Florida.

**Description:**

Begin at the Northeast corner of Section 14, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 00 degrees 18 minutes 58 seconds East along the East line thereof, 1321.91 feet; thence South 89 degrees 13 minutes 48 seconds West, 364.17 feet; thence North 05 degrees 15 minutes 53 seconds West, 231.42 feet; thence North 02 degrees 27 minutes 12 seconds West, 1091.88 feet to the North line of said Section 14; thence North 89 degrees 15 minutes 49 seconds East along said North line 424.85 feet to the Point of Beginning.

Subject to an easement for ingress and egress over and across the South 30.00 feet thereof.

Together with that 1999 Oakwood single-wide Mobile Home, Identification Number HOGA17H00576.

The Titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered  
in our presence:*

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz  
Lacey McCarthy  
WITNESS  
PRINT NAME: Lacey McCarthy

Deas Bullard Properties, LLP, a Florida Partnership

By: Martha Jo Khachigan  
Martha Jo Khachigan, Partner

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14th day of May, 2023, Deas Bullard Properties, LLP, who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

Valarie Benz  
Signature of Notary Public

