

Sales Price \$ 226,000.00
Doc Stamp \$ 1,546.00

PREPARED BY, & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No: 23-06019

Parcel No.: 16-4S-17-08382-305

Inst: 202312015310 Date: 08/14/2023 Time: 2:57PM
Page 1 of 1 B: 1496 P: 2579 James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk Doc Stamp-Deed: 1540.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 11th day of August, 2023, by Kevin Michael Lyng, as Special Magistrate for Kevin Michael Lyng and Brian Harold Lyng and Rosemary Nina Stamper and Bernadette Mary Teresa Hussey and Patrick James Deane and Francesca Elizabeth Deane and Michaela Rose Deane and Francis Michael Deane and Declan Gerard Deane and Sean Joseph Deane and Barbara Brigid Feeley and Anita Deane and Patrick Laurence Deane and Michael Gerard Deane and Margaret Mary Deane and Eugene Martin Deane and Pauline Bridget Corcoran and Seamus Joseph Deane and Jacqueline Mary Francis Thornton and Little Sisters of the Poor Shire Oak, hereinafter called the Grantor, to TYLER D. HALL and CASSANDRA E. COBBS, ~~WIFE AND~~ ~~WIFE~~, whose post office address is 515 SE HUBBLE ST., LAKE CITY, FL 32025, hereinafter called the Grantees:

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 Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lots 5 and 6, GREENWOOD, a subdivision being situated in Section 16, Township 4 South, Range 17 East, as per plat thereof recorded in Plat Book 4, Page 61, Public records of Columbia County, Florida.

THIS DEED IS BEING GIVEN PURSUANT TO THE FINAL JUDGMENT OF PARTITION FILED MARCH 14, 2023 IN CASE NO. 2022-85-CP

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 2023 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 Grantees 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, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

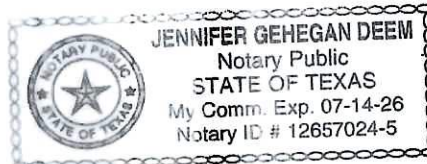
Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Tose Pellot

Witness Signature
Printed Name: Scott Wilson

STATE OF TEXAS
COUNTY OF HARRIS

L.S.
Name: KEVIN MICHAEL LYNG, AS SPECIAL MAGISTRATE
Address: 4821 E NASA PARKWAY #55W, SEABROOK, TX
77586



The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 11th day of August, 2023, by KEVIN MICHAEL LYNG, who is personally known to me or who has produced as identification.

Signature of Notary
Printed Name
My commission expires