

\$P & 15,000.00
DS & 105.00

PREPARED BY & RETURN TO:

Name: Brooke Parrish, an employee of
Integrity Title Services, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 24-03016

Parcel No.: 01234-000

Inst: 202412009249 Date: 05/03/2024 Time: 11:24AM
Page 1 of 1 B: 1513 P: 2137, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 105.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 25th day of April, 2024, by GAIL WARREN, hereinafter called the Grantor, to **RUSSELL L. BOYER and JENNIFER BOYER, HUSBAND AND WIFE**, whose post office address **308 SW MONTANA ST. FORT WHITE, FL 32038**, 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:

Parcel One:

Lot 122, Unit 19 of 3 Rivers Estates, Inc., an unrecorded subdivision, said Unit 19 better described as follows:

Commence at the southwest corner of Sec. 24, Township 6S, Range 15E, Columbia County, Fla., and run S65°52'E Lambert Grid Bearing 531.32 ft. for a Point of Beginning; thence run N28°01'W 3693.12 ft.; thence S84°44'20"E 117.83 ft.; thence S32°35'50"E 187.97 ft.; thence S53°23'20"E 1755.29 ft.; thence S28°01'E 5021.26 ft.; thence S51°59'W 866 ft.; thence N28°01'W 3166 ft. to the Point of Beginning. Being a part of Secs. 23, 24 & 25, Township 6S, Range 15E.

Parcel Two:

Lot 123, THREE RIVERS ESTATES UNIT NO. 19, according to the Plat thereof, recorded in Plat Book 6, Page 13, of the public records of Columbia County, Florida.

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 2024 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, 2023.

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: *Patricia M Peterson*

Address: *16632 Edison St NE
Ham Lake MN 55304*

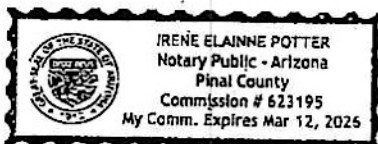
Witness Signature

Printed Name: *Michael J. Petersen*

Address: *16632 Edison St NE
Ham Lake MN 55304*

STATE OF Arizona
COUNTY OF Pinal

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of April, 2024, by GAIL WARREN, who is personally known to me or who has produced NYDL as identification.



Signature of Notary

Printed Name:

My commission expires:

Irene Elaine Potter

3/12/26