

Prepared by and return to:

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**High Springs, FL 32643**  
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File Number: **25-059A**

Parcel Identification No. A portion of **10-5S-16-03522-101**

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689 02, F.S.)

**This Indenture** made this **1st** day of **May, 2025** between **Patrick V. Kirby, a married man, Individually and as Trustee** and **Stanley P. Kirby, a married man, Individually and as Trustee of the The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts** whose post office address is **13172 153rd Rd N, Jupiter, FL 33478** of the County of **Palm Beach**, State of **Florida**, grantor\*, and **Michael Phillip Bishop and Shannon McRae Bishop, Husband and Wife** whose post office address is **210 SW Gertrudis Dr, Lake City, FL 32024** of the County of **Columbia**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

**Lots 4 and 5, Columbia Farms, according to the plat thereof recorded in Plat Book 6, Page 54, of the Public Records of Columbia County, Florida.**

**Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 13172 153rd Rd N, Jupiter, FL 33478 and 2310 Lake Josephine Drive, Sebring, FL 32875.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

----- **Remainder Intentionally Left Blank** -----

Signed, sealed and delivered in our presence:

Witness

Printed Name: John Ceirnes  
P.O. Address: 343 Gazette Way  
WPB, FL 33413

Witness

Printed Name: Jeanette Jeffcott  
P.O. Address: 1010 Lake Shore #206  
Lake Park, FL 33401

Witness

Printed Name: John Ceirnes  
P.O. Address: 343 Gazette Way  
WPB, FL 33413

Witness

Printed Name: Jeanette Jeffcott  
P.O. Address: 1010 Lake Shore #206  
Lake Park, FL 33401

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of April, 2025 by Patrick V. Kirby, Trustee and Stanley P. Kirby, Trustee of the The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts who  are personally known or  have produced drivers' licenses as identification.

[Seal]



JEANETTE JEFFCOTT  
Notary Public  
State of Florida  
Comm# HH406758  
Expires 6/5/2027

**The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts, a Florida Trust**

By:

Patrick V. Kirby, Individually and as Trustee

**The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts, a Florida Trust**

By:

Stanley P. Kirby, Individually and as Trustee

Notary Public

Print Name: Jeanette Jeffcott  
My Commission Expires: 6/5/2027