

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
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.

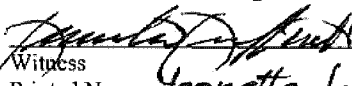
* "Grantor" and "Grantee" are used for singular or plural, as context requires.


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

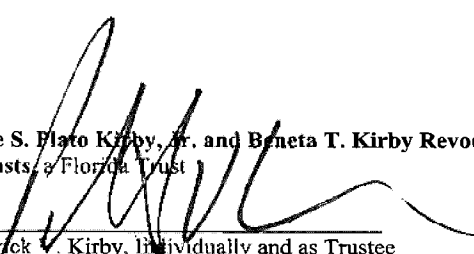
State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ___ 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]




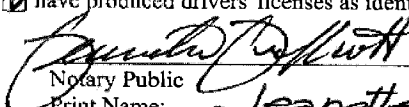
JEANETTE JEFFCOTT
Notary Public
State of Florida
Comm# HH406758
Expires 6/5/2027


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