

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 2023-6914MS

Parcel Identification No 07-4S-17-08106-113

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## WARRANTY DEED

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

This indenture made the 11 day of May, 2023 between **Rodney A. Rigdon, a Married Man**, whose post office address is **2820 Oakland Drive, Green Cove Springs, FL 32043**, of the County of Clay, State of Florida, Grantor, to **Timothy Albert Bixler and Lisa Ellen Bixler, Husband and Wife**, whose post office address is **1008 Woodside Drive, Wildwood, FL 34785**, of the County of Sumter, 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:

Lot 13, Country Landings, according to the Plat thereof, recorded in Plat Book 6, Page(s) 90, of the Public Records of Columbia County, Florida.

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.**

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

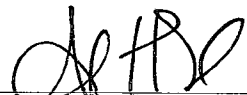
**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

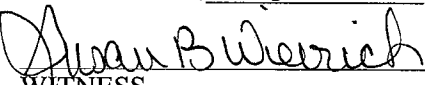
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims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

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

Signed, sealed and delivered  
in our presence:

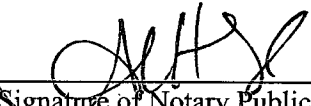
  
\_\_\_\_\_  
WITNESS  
PRINT NAME: Amber H. Suhl

  
\_\_\_\_\_  
Rodney A. Rigdon

  
\_\_\_\_\_  
WITNESS  
PRINT NAME: Susan B. Weirich

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 11 day of May, 2023, Rodney A. Rigdon, who is personally known to me or has produced DL as identification.

  
\_\_\_\_\_  
Signature of Notary Public

