

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-7313CW

Parcel Identification No 16-3S-16-02160-020

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 27th day of October, 2023 between Deborah Lynn Horner, a Single Woman, whose post office address is 10238 SW State Road 47, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantor, to Lake City Property Developers, LLC, a Florida Limited Liability Company, a 2/3 undivided interest, and Brandon Stalvey, a Married Man, a 1/3 undivided interest, whose post office address is 291 NW Main Boulevard, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantee:**

**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 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, Florida, to-wit:

Lot 20, OAKDALE, according to the map or plat thereof as recorded in Plat Book 4, Page 83, of the Public Records of Columbia County, Florida.

Together with 1999 Homes of Merit Doublewide Mobile Home, VIN #'s FLHML2B258Y20493A & FLHML2B258Y20493B Title #'s 76958623 & 76958625. The Titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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 Grantee 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:*

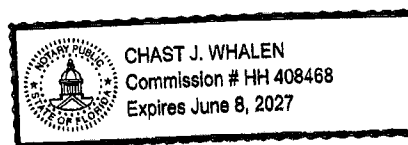
Virginia F. Smith  
WITNESS  
PRINT NAME: Virginia F Smith  
Chast J. Whalen  
WITNESS  
PRINT NAME: Chast J. Whalen

Deborah Lynn Horner  
Deborah Lynn Horner

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of X physical presence or ( ) online notarization this 27 day of October, 2023, by Deborah Lynn Horner.

Chast J. Whalen  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: FLDL