

Prepared by and return to:

Sara DeCrescenzo
Heritage Title Services
201 Parishley Street Southwest
Live Oak, FL 32064
File No 24-3634
Parcel Identification No 08-4S-16-02810-155

Consideration: \$5,000.00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19th day of September, 2024 between John Carter, a married man, whose post office address is 332 SW Woodgate Terrace, Lake City, FL 32024, Grantor, to Jonette Brown, an unmarried woman, whose post office address is 187 SW Hosford Ct, 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 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 55, Woodgate Village Unit 2, a subdivision according to the Plat thereof, recorded in Plat Book 5, Page(s) 84 through 84A, of the Public Records of Columbia County, Florida.

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 a homestead property. Grantor's residence and homestead address is: 332 SW Woodgate Terrace, Lake City, FL 32024.

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

Subject to taxes for 2024 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.

****REMAINDER OF PAGE INTENTIONALLY LEFT BLANK****

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:

Cheryl E. Beaty
Witness #1
Cheryl E. Beaty
Print Name
Address:
201 Parshley St. SW
Live Oak, Florida 32064
Lisa L. Gibson
Witness #2
Lisa L. Gibson
Print Name
Address:
201 Parshley St. SW
Live Oak, Florida 32064

John Carter
John Carter

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of September, 2024, by John Carter.

Cheryl E. Beaty
Signature of Notary Public
Print, Type/Stamp Name of Notary
Personally Known: _____ OR Produced Identification: ☒
Type of Identification:
Produced: Florida Driver License

