

This instrument Prepared by & When Recorded Return To:

Lloyd E. Peterson, Jr., Esq.
905 SW Baya Drive
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands, included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Columbia County Parcel ID Number: #12-4S-16-02941-118

Inst: 202312018758 Date: 10/05/2023 Time: 2:31PM
Page 1 of 3 B: 1500 P: 733, James M Swisher Jr, Clerk of Court
Columbia, County. By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 1050.00

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: **BRUCE A. HART and SANDRA KAY HART, as Husband and Wife**, whose address is 298 SW Plantation Terrace, Lake City, FL 32025.

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: **THE KATHLEEN M. ANDERSON TRUST dated May 3, 1999**, 940 Meadow Lark Ln., Merritt Island, FL 32953.

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is situate, lying and being in COLUMBIA County, Florida, and more specifically described as follows:

Lot 18, of SOUTHERN LANDINGS AVIATION SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 205-206, of the Public Records of Columbia County, Florida.

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

together with all and singular the tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) thereto belonging to or in anywise appertaining.

5. CONSIDERATION

For and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

6. CONVEYANCE OF REAL PROPERTY

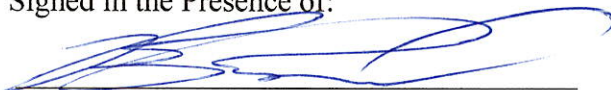
For the consideration described in Paragraph 5, I hereby grant, bargain, sell, alien, remise, release, quit claim, convey and confirm unto the said Grantee, and Grantee's heirs, successors and assigns forever all right, title, interest, claim and demand whatsoever the said Grantor, either in law of equity, has in and to the Real Property, to have and to **hold in fee simple** (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

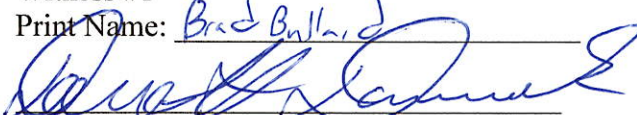
IN WITNESS WHEREOF, the said Grantor has signed and sealed presents this 4th day October, 2023.

Signed in the Presence of:



Witness #1

Print Name: Bruce A. Hart



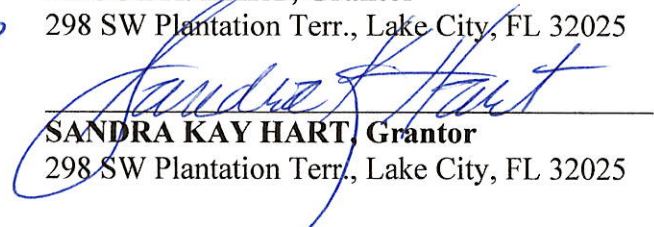
Witness #2

Print Name: Dorothy Daniels



BRUCE A. HART, Grantor

298 SW Plantation Terr., Lake City, FL 32025



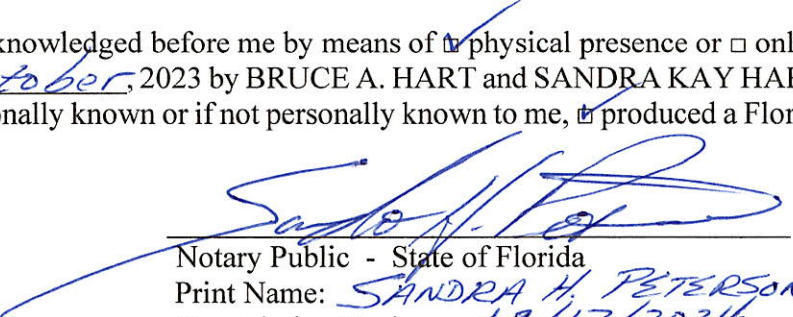
SANDRA KAY HART, Grantor

298 SW Plantation Terr., Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of October, 2023 by BRUCE A. HART and SANDRA KAY HART, as Husband and Wife, who ☐ are personally known or if not personally known to me, ☒ produced a Florida Driver's License as identification.

(NOTORIAL SEAL)


Notary Public - State of Florida

Print Name: SANDRA H. PETERSON

Commission Expires: 12/17/2024

