

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2022-6146MS

Parcel Identification No 24-5S-16-03700-002

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WARRANTY DEED

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

This indenture made the 29 day of November, 2022 between **Robert B. Ellis, Individually and as Trustee of the Florida Holdings Trust dated September 26, 2007**, whose post office address is **PO Box 88, Lake City, Florida 32056**, of the County of Columbia, Florida, Grantor, to **Donald John Heesen III and Jennifer Leann Daugherty, Husband and Wife**, whose post office address is **1583 SW Nautilus Road, Lake City, FL 32024**, of the County of Columbia, 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:

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 5 South, Range 16 East, Columbia County, Florida, Less and Except 1 Acre in the SW Corner.

Subject to existing Right-of-Way.

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.

This deed is made for the purpose of conveying the Grantors interest and satisfying that certain Agreement for Deed recorded in OR Book 1367 Page 1577, Columbia County, Florida public records.

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

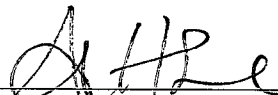
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

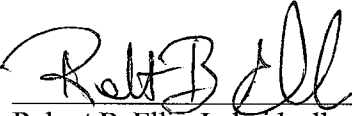
TO HAVE AND TO HOLD the same in fee simple forever.

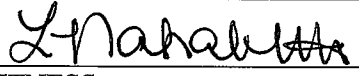
And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims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

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

*Signed, sealed and delivered
in our presence:*

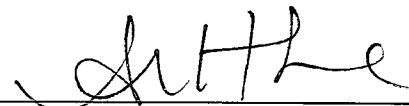

WITNESS
PRINT NAME: Amber H. Suhl

 Trustee
Robert B. Ellis, Individually and as Trustee


WITNESS
PRINT NAME: Lyndsi Nahabetian

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of November, 2022, by Robert B. Ellis, Trustee of the Florida Holdings Trust dated September 26, 2007, who is personally known to me or has produced DL as identification.


Signature of Notary Public

