


Inst: 202212001759 Date: 01/31/2022 Time: 8:59AM
Page 1 of 2 B: 1457 P: 2736, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 280.00

This Instrument Prepared by & return to:
BULLARD MCARDLE, LLC
Address: P.O. Box 1733
Lake City, FL 32056

Property Appraisers Parcel ID Numbers(s)
02-6S-15-00502-228

Consideration: 39,995.00
Rec: 18.50
Doc: 280.00

Space above this line for recording data

Space above this line for processing data

This Warranty Deed, Made and executed the 21st Day of JANUARY, 2022, by BULLARD MCARDLE, LLC, a Florida limited liability company, whose mailing address is P.O. Box 1733, Lake City, FL 32056, hereinafter called the grantor, to JOSEPH L. WELSH, II, whose post office address is 20915 OLDENBURG LOOP, MOUNT DORA, FL 32757, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in COLUMBIA County, State of Florida, viz:

Lot 28, Block B, Ichetucknee Forest Phase "2" Subdivision according to the plat thereof recorded in Plat Book 5, Page 125 of the Public Records of Columbia County, FL given subject to utility easements of record and Deed Restrictions recorded in ORB 657, Pages 41-43 of the Public Records of Columbia County, FL. Every Purchaser at Ichetucknee Forest Phase II Block B will automatically become a member of Ichetucknee Forest Owners Association, Inc.

Parcel ID Number: 02-6S-15-00502-228

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has the good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land 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 December 31, 2021.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

BULLARD MCARDLE, LLC

Name of Grantor

Signed, sealed and delivered in the presence of:

Holly C. Hanover

Witness Signature

Holly C. Hanover

Printed Name

Connie B. Roberts

Witness Signature

Connie B. Roberts

Printed Name

Elizabeth McArdle

Grantor Signature

Elizabeth McArdle, Managing Member

Printed Name

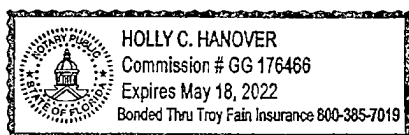
P.O. Box 1733, Lake City, FL 32056

Grantor's Post Office Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of JANUARY, 2022, by ELIZABETH MCARDLE, as Managing Member of BULLARD MCARDLE, LLC, a Florida limited liability company, who has produced _____ as identification or (X) is personally known to me.

[NOTARY SEAL]



Holly C. Hanover
Notary Signature