

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20105

Inst: 202412005244 Date: 03/13/2024 Time: 9:42AM
Page 1 of 2 B: 1510 P: 754, James M Swisher Jr, Clerk of Court
Columbia County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 465.50

Warranty Deed

This Warranty Deed is executed this 7th day of March, 2024 by Hermine Dickson, whose address is 4049 40th Street South, St. Petersburg, FL 33711, hereinafter called the grantor, to Oscar Figueroa and Katherine Figueroa, husband and wife, whose address is 337 SW Donovan Gln, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 8, Donovan Woodlands, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 23, of the Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the Homestead of the Grantor.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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 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:

[Signature]
Witness

H. Dickson
Hermine Dickson

Lynda Marie Granfield
Printed Name

4000 40th St. S., Saint Petersburg, FL 33711
Witness Postal Address

[Signature]
Witness

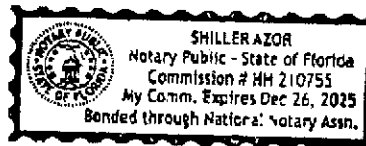
CHRISTOPHER T. GRANFIELD
Printed Name

4000 40th St. S. ST. PETERSBURG, FL 33711
Witness Postal Address

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 7th day of March, 2024, by Hermine Dickson.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: FL driver's license