

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7766SW

Parcel Identification No 05-4S-16-02780-026

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of April, 2024 between **Richard E. Coleman, a Single Man**, whose post office address is **1848 SW Birley Avenue, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **Patricia A. Walsh, a Single Woman**, whose post office address is **1848 SW Birley Avenue, 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 County, Florida, to-wit:

Part of the East 1/2 of the Southwest 1/4 of Section 5, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: For point of reference, commence at the Northeast corner of the Northeast 1/4 of the Southwest 1/4, thence run South 88°54'05" West along the North line of said Northeast 1/4 of the Southwest 1/4, a distance of 59.80 feet; thence run South 02°09'48" East along the West Right-of-Way line of Birley Road, a distance of 645.77 feet to the Point of Beginning; thence continue along said West Right-of-Way line, South 02°09'48" East, a distance of 100.02 feet; thence run South 88°32'05" West, a distance of 277.68 feet; thence run North 15°44'22" West, a distance of 103.20 feet; thence run North 88°32'05" East, a distance of 301.90 feet to the Point of Beginning.
Also known as Lot 10, Chinquapin Shores, Unrecorded.

Together with a 1994, FLEE doublewide Mobile Home VIN(s0 #FLFLR70A22073GH & FLFLR70B22073GH, Title#(s) 0066498838 & 0066498836. The titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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.

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:*



Witness: Christ J. Whelan
Address: 426 SW COMMENCE DR.
SUITE 145 LAKE CITY, FL


Richard E. Coleman


Witness: Kellee Shurel
Address: 127 E Howard St
LIVE OAK, FL 32064

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 16th day of April, 2024, by Richard E. Coleman, who has produced a Florida Driver's License as Identification.


Signature of Notary Public

