

Prepared by and return to:

Rob Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-6962

Parcel Identification No 05-7S-17-09903-000

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## WARRANTY DEED

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

This indenture made the 2nd day of June, 2023 between **Justin Cruce, a Married Man**, whose post office address is **5290 Kirkland Road, Sanderson, FL 32087**, of the County of Baker, State of Florida, Grantor, to **Ryan Beville, a Single Man**, whose post office address is **22103 County Road 235A, Alachua, FL 32615**, of the County of Alachua, 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, Florida, to-wit:

For a Point of Beginning begin in the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 7 South, Range 17 East; thence run South 420 feet; thence West 108 feet; thence North 420 feet; thence East 108 feet to the Point of Beginning, in Columbia County, Florida.

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.

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

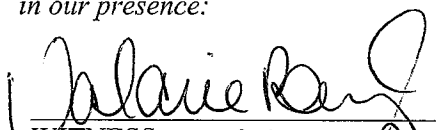
**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

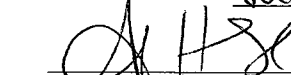
**TO HAVE AND TO HOLD** the same in fee simple forever.

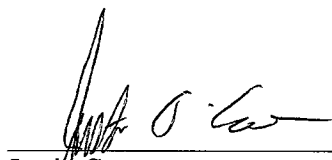
**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:*

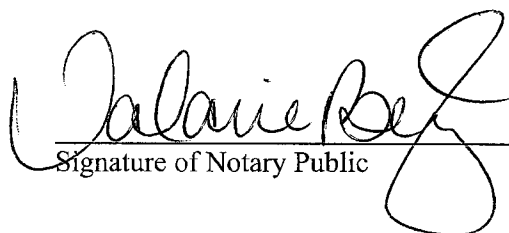
  
WITNESS  
PRINT NAME: Valarie Benz

  
WITNESS  
PRINT NAME: Amber H. Smith

  
Justin Cruce

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 2nd day of June, 2023, Justin Cruce, who is/are personally known to me or has/have produced FL Drivers License as identification.

  
Signature of Notary Public

