

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 2023-7307VB

Parcel Identification No 01-5S-16-03406-205

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 10 day of October, 2023 between Jeremiah J. Cook and Abbie L. Cook, Husband and Wife, whose post office address is 29 Sandy Beach Way, Palm Coast, FL 32137, of the County of Flagler, State of Florida, Grantors, to Mark M. McCormick and Patricia Ann McCormick, Husband and Wife, whose post office address is 3210 Lakeview Drive, Delray Beach, FL 33445, of the County of Palm Beach, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

That part of Lot 5, ROSE CREEK PLANTATION, PHASE I, a subdivision as recorded in Plat Book 7, Pages 19 and 20, of the Public Records of Columbia County, Florida described as follows: Commence at the Northwest Corner of said Lot 5, ROSE CREEK PLANTATION, PHASE I, thence N 89 deg 28'44" E, along the North Line of said Lot 5, a distance of 148.22 feet for a Point of Beginning; thence S 02 deg 56'22" E, 813.76 feet to the North Right-of-Way Line of Stone Ridge Drive, said point lying on a curve whose radius point lies N 20 deg 27'01" W, 30.00 feet; thence Northeasterly along the said North Right-of-Way Line, and the arc of said curve, through a central angle of 22 deg 55'05" and an arc length of 12.00 feet to the East Line of said Lot 5; thence N 02 deg 24'09" W, along the East Line of said Lot 5, a distance of 690.00 feet to the Northeast Corner of said Lot 5; thence S 89 deg 28'44" W, along the North Line of said Lot 5, a distance of 148.22 feet to the Point of Beginning. Being and lying in Section 2, Township 5 South, Range 16 East, Columbia County, Florida.

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

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

*Signed, sealed and delivered
in our presence:*

Madeleine Hernandez

WITNESS

PRINT NAME: Madeleine Hernandez

Mildred V. Wilcox

WITNESS

PRINT NAME: Mildred V Wilcox

Jeremiah J. Cook

Jeremiah J. Cook

Abbie L. Cook

Abbie L. Cook

STATE OF Florida

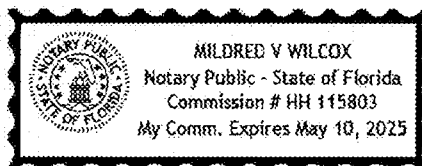
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 10th day of October, 2023, by Jeremiah J. Cook and Abbie L. Cook.

Mildred V. Wilcox

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification X

Type of Identification

Produced: FL Driver License

Completed via Remote Online Notarization using 2 way Audio/Video technology.