

PREPARED BY & RETURN TO:

Name: JOHN R. MCCLAIN

Address: 220 SE KLONDIKE PL.
LAKE CITY, FL 32025

Parcel No.: 09-4S-17-08301-017

Inst: 202412025571 Date: 12/02/2024 Time: 1:55PM
Page 1 of 1 B: 1528 P: 1461, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1ST day of **NOVEMBER, 2024**, by **JOHN RANDALL MCCLAIN A/K/A JOHN RANDALL MCCLAIN JR., A WIDOWER** hereinafter called the Grantor, to **JOHN R. MCCLAIN, IV**, whose post office address is 220 SE KLONDIKE PL. LAKE CITY, FL 32025, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situates in County of Columbia, State of Florida, viz:

**THE S ½ OF THE SE ¼ OF THE SW ¼ OF THE NW ¼ AND BEING THE SAME PROPERTY
CONVEYED IN BOOK NO. 519, PAGE 180 IN THE PUBLIC RECORDS OF COLUMBIA
COUNTY, FLORID.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY
AND MAKES NO WARRANTIES AGAINST SAME
LEGAL PROVIDED BY GRANTOR.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

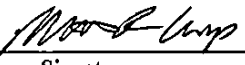
SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

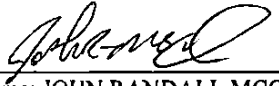
TO HAVE AND TO HOLD the same in fee simple forever.

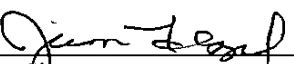
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Matthew R Lupp
Witness Address: 546 SE GORMAN W. H RD
LAKE CITY FL 32025


L.S.
Name: JOHN RANDALL MCCLAIN A/K/A JOHN RANDALL
MCCLAIN JR.
Address: 222 SE KLONDIKE PL., LAKE CITY, FL 32025


Witness Signature
Printed Name: Josaw Floyd
Witness Address: 781 SW Cypress
LAKE RD LAKE CITY FL 32024