

Prepared by and return to:

Gumminger Law, PLLC
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File Number: 25-059A

Parcel Identification No. A portion of 10-5S-16-03522-101

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 1st day of May, 2025 between Patrick V. Kirby, a married man, Trustee and Stanley P. Kirby, a married man, Trustee of the The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts whose post office address is 13172 153rd Rd N, Jupiter, FL 33478 of the County of Palm Beach, State of Florida, grantor*, and Michael Phillip Bishop and Shannon McRae Bishop, Husband and Wife whose post office address is 210 SW Gertrudis Dr, 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 AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lots 4 and 5, Columbia Farms, according to the plat thereof recorded in Plat Book 6, Page 54, of the Public Records of Columbia County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 13172 153rd Rd N, Jupiter, FL 33478 and 2310 Lake Josephine Dr Sebring FL 33875

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

----- Remainder Intentionally Left Blank -----

File Number: 25-059A

Signed, sealed and delivered in our presence:

Witness

Printed Name: John Cairnes
P.O. Address: 343 Gazette Wy
WPB, FL 33413

Witness

Printed Name: Jeanette Jeffcott
P.O. Address: 1010 Lake Shore #206
Lake Park, FL 33401

Witness

Printed Name: John Cairnes
P.O. Address: 343 Gazette Wy
WPB, FL 33413

Witness

Printed Name: Jeanette Jeffcott
P.O. Address: 1010 Lake Shore #206
Lake Park, FL 33401

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of April, 2025 by Patrick V. Kirby, Trustee and Stanley P. Kirby, Trustee of the The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



JEANETTE JEFFCOTT
Notary Public
State of Florida
Comm# HH406758
Expires 6/5/2027

The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts, a Florida Trust

By: Patrick V. Kirby
Patrick V. Kirby, individually and as Trustee

The S. Plato Kirby, Jr. and Beneta T. Kirby Revocable Trusts, a Florida Trust

By: Stanley P. Kirby
Stanley P. Kirby, individually and as Trustee