

Inst: 202312005300 Date: 03/29/2023 Time: 12:48PM
Page 1 of 2 B: 1487 P: 743, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM *MS*
Deputy Clerk Doc Stamp-Deed: 327.60

This Instrument Prepared by & return to:

Address: BULLARD-DENUNE INVESTMENT CO.
P.O. Box 1733
Lake City, FL 32056

WARRANTY DEED
FROM CORPORATION
Consideration: 46,795
Doc Stamps: 327.60
Rec: 18.50

Property Appraisers Parcel ID Numbers(s)
34-5S-16-03752-403
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Space above this line for processing data

This Warranty Deed, Made and executed the 27 Day of March, 2023, by **BULLARD-DENUNE INVESTMENT CO.**, a corporation existing under the laws of the State of Florida, and having its principal place of business at: **P.O. Box 1733, Lake City, FL 32056**, hereinafter called the Grantor, to **YOEL FERNANDEZ**, whose post office address is **3404 SW 24TH COURT, FT LAUDERDALE, FL 33312**, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in **COLUMBIA County**, State of Florida, viz:

Lot 3 of Southern Meadows, Phase 1 Subdivision according to the plat thereof recorded in Plat Book 9, Page 106-107 of the Public Records of Columbia County, Florida subject to utility easements of record and Deed Restrictions recorded in ORB 1266, Page 1869 of the Public Records of Columbia County, Florida.

Parcel ID #: 34-5S-16-03752-403

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has the good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Holly C Hanover
Witness Signature
Holly C. Hanover
Printed Name

Christina Sherrouse
Witness Signature
Christina Sherrouse
Printed Name

BULLARD-DENUNE INVESTMENT CO.
Name of Grantor

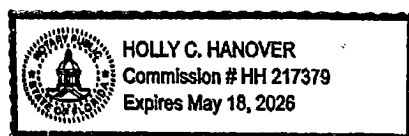
Audrey S. Bullard
Grantor Signature
Audrey S. Bullard, President
Printed Name

P.O. Box 1733, Lake City, FL 32056
Grantor's Post Office Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by physical presence Audrey S. Bullard, known to me to be the President of BULLARD-DENUNE INVESTMENT CO., the corporation in whose name the foregoing instrument was executed, and that she severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of the corporation, and that an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 27 day of March, 2023.



Holly C Hanover
Notary Signature