

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 2025-8787AR

Parcel Identification No 27-4S-16-03199-309

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WARRANTY DEED

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

This indenture made the 23rd day of June, 2025 between **Clarence Anderson Jr., a Single Man**, whose post office address is **480 Club Drive, Winter Springs, FL 32708**, of the County of Seminole, State of Florida, Grantor, to **Daniel Murray, a Single Man**, whose post office address is **540 SW Dante Terrace, 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 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 County, Florida, to-wit:

Lot 9, Springfield Estate Phase II, a subdivision according to the plat thereof recorded in Plat Book 6, Page 27, Public Records of Columbia County, Florida.

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

Subject to taxes for 2025 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:

Amy B. Ratliff
Witness

Clarence Anderson Jr.
Clarence Anderson Jr.

Print Witness Name and Address:

AMY B. RATLIFF
450 SW Commerce Dr. #145
Lake City, FL 32055

Savannah H. Raulerson
Witness

Print Witness Name and Address:

Savannah H. Raulerson
426 SW Commerce Dr. #145
Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 23rd day of June, 2025, by Clarence Anderson Jr., () who is/are personally known to me or () who has/have produced Driver's License as identification.

Amy B. Ratliff
Signature of Notary Public

AMY B. RATLIFF
Print, Type/Stamp Name of Notary

