

Prepared by and return to:  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20305

Inst: 202412016879 Date: 08/07/2024 Time: 12:52PM  
Page 1 of 2 B: 1520 P: 2029 James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *W*  
Deputy ClerkDoc Stamp-Deed: 490.00

## Warranty Deed

**This Warranty Deed** is executed this 2 day of August, 2024 by Charles M. Newberry and Teresa W. Newberry, husband and wife, whose address is PO BOX 1563, Defuniak Springs, AL 32435, hereinafter called the grantor, to James Park and Rhonda Park, husband and wife, whose address is 283 NW Cole Terrace, Lake City FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

**Lot 1, Block B, Hills of Huntsville Phase 2, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 101 through 104, inclusive, of the Public Records of Columbia County, Florida.**

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

**And** Grantor hereby covenants with said 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.



**PLUMB  
LEVEL  
CONSTRUCTION**

3814 W. BERNARD DR. LAKE CITY, FL 32055

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:

Witness

Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

Witness

Printed Name

283 NW Cole Terr, Lake City, FL 32055

Witness Postal Address

Charles M. Newberry

Teresa W. Newberry

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of August, 2024, by Charles M Newberry and Teresa W Newberry.

Signature of Notary Public

Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL

Notary Public  
State of Florida  
Comm# HH203548  
Expires 11/30/2025

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: DL