

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-12009

Parcel No.: 27-5S-17-09415-105

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **20th** day of **January, 2023**, by **EMMETT F. NOBLITT** and **KELI K. NOBLITT, HUSBAND AND WIFE**, hereinafter called the Grantors, to **CALEB EDWARD BUNDY, AN UNMARRIED MAN** whose post office address is 130 SW BUNN DR, LAKE CITY, FL 32024, hereinafter called the Grantee:

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

Lot 5, "MAGNOLIA PLACE", according to the Map or Plat thereof as recorded in Plat Book 7, Page 174-179, of the Public Records of Columbia County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2023 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

Melissa Blakey
Witness Signature
Printed Name: Melissa Blakey

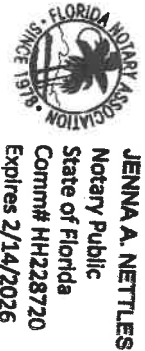
Emmett F. Noblitt
Name: EMMETT F. NOBLITT
Address: 255 SW CHERRYWOOD WAY, Lake City, FL 32025
L.S.

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Keli K. Noblitt
Name: KELI K. NOBLITT
Address: 255 SW CHERRYWOOD WAY, Lake City, FL 32025
L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of January, 2023, by EMMETT F. NOBLITT and KELI K. NOBLITT, who are personally known to me or who have produced Driver's License as identification.



Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26