

Inst: 202412018311 Date: 08/26/2024 Time: 1:26PM
Page 1 of 2 B: 1521 P: 2731, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH
Denutv ClerkDoc Stamp-Deed: 0.70

This instrument prepared by
and after recording return to:

Steven and Dorisa Harrington
724 SW CR 242
Lake City, FL 32024

Property Appraiser's Parcel
Identification Number: 25-4S-16-03121-012

WARRANTY DEED

--This Warranty Deed is made this August 23, 2024, by, STEVEN E. HARRINGTON and DORISA R. HARRINGTON, husband and wife, whose current mailing address is 724 SW CR 242, Lake City, FL 32024, hereinafter called the Grantors, to STEVEN E. HARRINGTON and DORISA R. HARRINGTON, husband and wife, whose current mailing address is 724 SW CR 242, Lake City, FL 32024, hereinafter called the Grantees. Whenever used herein the term "Grantors" and "Grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth, that the Grantors, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situated in Columbia County, Florida described as follows:

Lot 6, Block B, Piccadilly Park South, according to the plat thereof recorded in Plat Book 4, Page 73 of the Public Records of Columbia County, Florida.

LESS AND EXCEPT AND SUBJECT TO an easement for utilities over and across the North 20 feet of said lot and such easement shall remain clear of obstructions.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF
RECORD AND TAXES FOR THE CURRENT YEAR
ALSO KNOWN AS Parcel Id. No. 25-4S-16-03121-012

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 Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantors hereby fully warrant the title to the property and will

defend the same against the lawful claims of all persons. The Grantors hereby state that this property is the homestead of the Grantors.


The legal description has been supplied by Grantors. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title. This Warranty Deed is being recorded to revoke and replace that certain Warranty Deed executed by Grantors and filed on October 6, 2022, Official Records Book 1476, Page 2197 of the Public Records of Columbia County, Florida.


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


Signed, sealed and delivered in our presence:

Signed on August 23, 2024.

Signed in the presence of:


Print Name: Keith Stanley


Print Name: Eric Oke


STEVEN E. HARRINGTON
724 SW CR 242
Lake City, FL 32024



DORISA R. HARRINGTON
724 SW CR 242
Lake City, FL 32024

Two witnesses as to
STEVEN E. HARRINGTON and
DORISA R. HARRINGTON

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on August 16, 2022, by **STEVEN E. HARRINGTON** and **DORISA R. HARRINGTON**.

Physical Presence X
Online Notarization _____
Personally Known X
Produced Identification _____
Type of Identification _____


Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____



ADAM D. ROARK
Commission # HH 524156
Expires July 15, 2028