

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 2025-8911SW

Parcel Identification No 16-4S-16-03041-030

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## WARRANTY DEED

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

This indenture made the <sup>4</sup>5th day of August, 2025 between **Melton E. Williams, a Single Man**, whose post office address is **4850 E US Highway 90, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Abigail Hermesman, a Single Woman, and Christopher Hancock, a Single Man, as Joint Tenants with Right of Survivorship**, whose post office address is **521 NW NYE Hunter Dr, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

**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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

A part of the SW 1/4 of Section 16, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Begin at the SW corner of the SE 1/4 of the NW 1/4 of said SW 1/4 and run N 01°05'45" W, along the West line thereof, 230.06 feet, thence S 89°55'30" E, 315.33 feet, thence N 01°05'45" W, 405.26 feet to a point on the South right-of-way line of Tamarack Lane, thence S 89°49'25" E, along said South right-of-way line, 20.00 feet, thence S 01°05'45" E, 635.28 feet to a point on the South line of the NW 1/4 of said SW 1/4, thence N 89°55'30" W, along the South line thereof, 335.34 feet to the point of beginning, 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 Grantees 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:*

*Jessica D. Moore*

Witness

Print Witness Name and Address:

Jessica D. Moore  
426 SW Commerce Dr.#145  
Lake City, FL 32025

*Melton E. Williams*

Melton E. Williams

*Carlene C. Crosier*

Witness

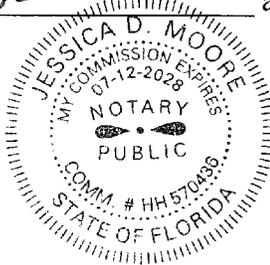
Print Witness Name and Address:

Carlene C. Crosier  
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 () physical presence or () online notarization, this 5<sup>th</sup> day of August, 2025, by Melton E. Williams, () who is/are personally known to me or () who has/have produced *KPOL* as identification.

*Jessica D. Moore*  
Signature of Notary Public



Print, Type/Stamp Name of Notary

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 4 day of August, 2025, by Melton E. Williams, () who is/are personally known to me or () who has/have produced *KPOL* as identification.

*Jessica D. Moore*

