

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 23-0241

General Warranty Deed

Made this July 26, 2023 A.D. By **Joseph W. Wood, Jr.**, whose mailing address is 9779 NW 38th Terrace, Branford, FL 32008, hereinafter called the grantor, to **Brian Jason Ruiz**, whose mailing address is: 193 NW Wilton Way, Lake City, FL 32055 hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

SECTION 27: Begin at a point on the West limited access right-of-way line of Interstate 75 where the South boundary line of Section 27 intersects said right-of-way line and run thence N 89°38'58" W, 87.40 feet; thence N 23°24'16" W, 610.64 feet to the Northeast corner of Lot 5, Block G, WEST LAKE CITY HILLS, ADDITION NO. 2, a subdivision per plat thereof recorded in Plat Book 3, Page 96, Columbia County Public Records, which is the Point of Beginning; thence run N 23°4'16" W, 471.65 feet; thence s 2°10'34" E, 437.16 feet; thence S 89°38'58" E, 173.12 feet to the Point of Beginning. Columbia County, Florida.

ALSO

Lots 2, 3, 4 and 5, Block G, WEST LAKE CITY HILLS, ADDITION NO. 2, a subdivision according to the plat thereof as recorded in Plat Book 3, Page 96 of the public records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 27-3S-16-02345-023

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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 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; and that said land is free of all encumbrances except taxes accruing

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subsequent to December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl E. Beaty
Witness Printed Name: Cheryl E. Beaty
Dawn M. Wilson
Witness Printed Name: Dawn M. Wilson

Joseph W. Wood, Jr. (Seal)
Joseph W. Wood, Jr.
Address: 1232 BLANDING BLVD, ORANGE PARK, FL 32065

State of Florida
County of Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 26th day of July, 2023, by Joseph W. Wood, Jr., who is/are personally known to me or who has produced FLDL as identification.



Cheryl E. Beaty
Notary Public
Print Name: Cheryl E. Beaty
My Commission Expires: 7-31-2024