

Sales Price 30,000.00
doc Stamp: \$245

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. 21-06070

Parcel No.: 34-3S-16-02504-003

Inst: 202112014127 Date: 07/15/2021 Time: 2:13PM
Page 1 of 1 B: 1442 P: 1253, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 245.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 14th day of July, 2021, by **MARGIE A. DOMINGUE**, CONVEYING **NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **JOSHUA ANDERSON**, whose post office address is **312 SW PILOTS WAY LAKE CITY, FL 32024**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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 8, Block A, WEST LAKE CITY HILLS, according to the Plat thereof recorded at Plat Book 3, Page 89, in 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 2021 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 Grantor hereby covenants with the 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

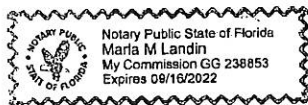
Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles
Marla M. Landin
Witness Signature
Printed Name: Marla M. Landin

Margie A. Domingue L.S.
Name: MARGIE A. DOMINGUE
Address: 6074 NW LAKE JEFFERY ROAD, LAKE CITY, FL
32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2021, by **MARGIE A. DOMINGUE**, who is personally known to me or who has produced Driver's License as identification.



Marla M. Landin
Signature of Notary
Printed Name: Marla M. Landin
My commission expires: 9/16/22