

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: **26-012A**

Parcel Identification No. **18-4S-17-08466-032**

_____|Space Above This Line For Recording Data|_____

Warranty Deed

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

This Indenture made this **25th** day of **February, 2026** between **Willette M. White, a married woman Willie Moore, a married man** whose post office address is **3719 NE 13th Drive, Gainesville, FL 32609** of the County of **Alachua, State of Florida**, grantor*, and **Willette M. White and Tuiwan Korin White, Wife and Husband and Willie E. Moore and Christella M. Moore, Husband and Wife, all as joint tenants with right of survivorship** whose post office address is **3719 NE 13th Drive, Gainesville, FL 32609** of the County of **Alachua, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lot 12, of HERITAGE HILLS PHASE 2, according to the Plat thereof, as recorded in Plat Book 8, Pages 37 and 38, of the Public Records of Columbia County, Florida.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 3719 NE 13th Drive, Gainesville, FL 32609.

This conveyance is exempt from documentary stamp tax pursuant to §201.02(1), Florida Statutes, because it is not secured by a mortgage or other indebtedness.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

----- **Remainder Intentionally Left Blank** -----

Signed, sealed and delivered in our presence:

[Signature] Willette M. White
Willette M. White

Witness
Printed Name: Andrea Gumminger
P.O. Address: 10731 NW US Hwy 441
High Springs, FL 32643
Brianna Smith

Witness
Printed Name: Brianna Smith
P.O. Address: 10731 NW US Hwy 441
High Springs, FL 32643

[Signature] Willie Moore
Willie Moore

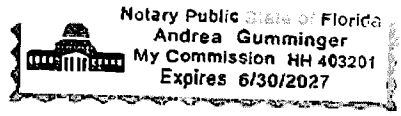
Witness
Printed Name: Andrea Gumminger
P.O. Address: 10731 NW US Hwy 441
High Springs, FL 32643
Brianna Smith

Witness
Printed Name: Brianna Smith
P.O. Address: 10731 NW US Hwy 441
High Springs, FL 32643

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of February, 2026 by Willette M. White and Willie Moore who are personally known or have produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Andrea Gumminger
My Commission Expires: 01/30/2027