

**Consideration: \$21,800.00**

Prepared by and return to:

**Denise Hutson, Esq.**

**Attorney at Law**

**Salter Feiber, P.A.**

**3940 N.W. 16th Boulevard, Bldg B.**

**Gainesville, FL 32605**

**352-376-8201**

**File Number: 23-1027.3SL**

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## Warranty Deed

**This Warranty Deed** made on **12th day of February, 2024** between **Doris Faber, a single person** whose post office address is **Schnurgasse 13, Waldsolms, 35647 GERMANY**, grantor, and **Paul F. Chiarello, a single man, and Mary C. Fuller, a single woman, as joint tenants with the right of survivorship** whose post office address is **TBD SW Kentucky St., Fort White, FL 32038**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**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 3, Block 5, Three Rivers Estates Unit No. 23, according to the map or plat thereof as recorded in Plat Book 4, Page 80, Public Records of Columbia County, Florida.**

**Parcel Identification Number: 00-00-00-01438-103**

**Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.**

**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 subsequent to **December 31, 2023**.

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:

*Lisa Svanda*

Witness

Printed Name: Lisa Svanda

P.O. Address: \_\_\_\_\_

1360 Post Oak Blvd, Ste 100 MC #143, Houston, TX 77056

*Doris Faber*

Doris Faber

*Kimberly Altraz Holmes*

Witness

Printed Name: Kimberly Altraz Holmes

P.O. Address: \_\_\_\_\_

2025 Turner Rd, Chesterfield, VA 23225

State of Virginia

County of Chesterfield

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of February, 2024 by Doris Faber who  is personally known or  has produced a driver's license as identification.

[Seal]

**KIMBERLY ALTRAZ HOLMES**  
**Electronic Notary Public**  
**Commonwealth of Virginia**  
**Registration No. 7530767**  
**My Commission Expires Jul 31, 2024**

*Kimberly Altraz Holmes*

Notary Public

Print Name: Kimberly Altraz Holmes

My Commission Expires: 7/31/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.