

Prepared by and return to,

Crystal L Curran
Sprints Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615
(352) 565-7800
File No 23-237

Parcel Identification No 23-3S-16-02270-007

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WARRANTY DEED

(STATUTORY FORM - SECTION 689 02, F S)

This indenture made the **28th day of September, 2023** between **REBEKAH GABRIELLE NETTLES and JOSHUA M. NETTLES, wife and husband**, whose post office address is **429 Northwest Yates Loop, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **VLADIMIR BESSONOFF, a married man, and STAVROS BESSONOFF, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose post office address is **225 Northwest Scenic Lake Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantors 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, Florida, to-wit:

A parcel of land in Section 23, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Lot No. 1 of **WOODBOROUGH PHASE 8**, a subdivision as recorded in the Public Records of Columbia County, Florida and run **N 40°37'50" E, 146.01 feet** to a point on the Southwesterly Right-of-Way line of County Road No. 250; thence **S 49°22'10" E, along said Southwesterly Right-of-Way line 374.84 feet**; thence **S 40°37'52" W, 216.57 feet** to a point on the Northerly Right-of-Way line of Scenic Lake Drive; thence **S 89°25'40" W, along said Northerly Right-of-Way line 235.54 feet** to the Southeast corner of Lot No. 1 of said **WOODBOROUGH PHASE 8**; thence **N 00°34'20" W, along the East line of said Lot No. 1 a distance of 300.00 feet** to the **POINT OF BEGINNING**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Crystal Lane Curran
[Signature]
WITNESS
PRINT NAME: Judith Boyd

[Signature]
REBEKAH GABRIELLE NETTLES
[Signature]
JOSHUA M. NETTLES

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 28th day of September, 2023, by REBEKAH GABRIELLE NETTLES and JOSHUA M NETTLES.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary
Crystal Lane Curran
Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: 1015

