

Prepared by and return to:

Macy McRae
Atlantic Title Firm
8704 Southwest Flutto Way
Port St. Lucie, FL 34987

File No 2024-1824

Parcel Identification No 15-2S-16-01615-006

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WARRANTY DEED

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

This indenture made the ^{15th} ~~9th~~ day of August, 2024 between **Robert W. Heimlich**, whose post office address is 4718 Northwest Lassie Black Street, White Springs, FL 32096, of the County of Columbia, Florida, Grantor, to **Amber Lea Heimlich-murr**, whose post office address is 4718 Northwest Lassie Black Street, White Springs, FL 32096, of the County of Columbia, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

PARCEL D COOK PROPERTY

TOWNSHIP 2 SOUTH, RANGE 16 EAST, SECTION 15, Columbia County, Florida.

A PART OF THE NORTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SAID SECTION 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST (1/4) OF THE SOUTHWEST (1/4) AND RUN THENCE NORTH 00 DEGREES 28' 36" WEST ALONG THE WEST LINE OF SAID NORTHWEST (1/4) OF THE SOUTHWEST 1/4, A DISTANCE OF 614.33 FEET; THENCE NORTH 88 DEGREES 28' 13" EAST, 1006.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 28' 13" EAST, A DISTANCE OF 313.35 FEET TO THE EAST LINE OF THE NORTHWEST (1/4) OF THE SOUTHWEST 1/4 ; THENCE RUN NORTH 00 DEGREES 22' 16" WEST, ALONG SAID EAST LINE A DISTANCE OF 687.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LASSIE BLACK HIGHWAY (FORMERLY KNOWN AS HIGHWAY 246); THENCE SOUTH 89 DEGREES 03' 58" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 320.08 FEET, THENCE SOUTH 00 DEGREES 56' 02" EAST 690.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBE PROPERTY IS NOT NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR

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

Subject to taxes for 2024 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Robert W. Heimlich
Robert W. Heimlich

The UPS Store
2840 West Bay Dr.
Belleair Bluffs, FL 33770

Crystal Steele
WITNESS
PRINT NAME: Crystal Steele

WITNESS 1 ADDRESS

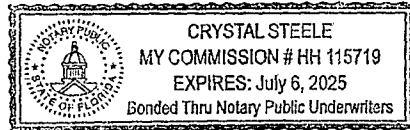
Matthew Dexter
WITNESS
PRINT NAME: Matthew Dexter

WITNESS 1 ADDRESS
The UPS Store
2840 West Bay Dr.
WITNESS 2 ADDRESS Belleair Bluffs, FL 33770

STATE OF FLORIDA
COUNTY OF Pineles

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of August, 2024, by Robert W. Heimlich.

Crystal Steele
Signature of Notary Public
Print, Type/Stamp Name of Notary Crystal Steele



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL DL