

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 26-300

Parcel Identification No 16-7S-17-10006-106

[Space Above This Line For Recording Data]

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

This indenture made the 29th day of June, 2026 between Robert G. Stott, Jr and Andrea Stott, a married couple, whose post office address is 8629 Southwest 89th Lane, Gainesville, FL 32608, of the County of Alachua, Florida, Grantor, to **Ashley Cristelli, an unmarried person**, whose post office address is 18654 NW US Hwy 441, High Springs, FL 32643, of the County of Alachua, 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 6:

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE SOUTH 00 DEG. 15 MIN. 48 SEC. EAST, ALONG THE WEST LINE OF SAID SECTION 16, 80.15 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 778 (80 FOOT RIGHT OF WAY); THENCE NORTH 89 DEG. 55 MIN. 25 SEC. EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 698.08 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789'; THENCE SOUTH 00 DEG. 15 MIN. 48 SEC. EAST, 2081.13 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789' AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEG. 15 MIN. 48 SEC. EAST, 972.97 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789'; THENCE NORTH 89 DEG. 55 MIN. 25 SEC. EAST, 540.28 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789'; THENCE NORTH 00 DEG. 14 MIN. 01 SEC. WEST, 746.21 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT 'PSM 5757'; THENCE NORTH 67 DEG. 21 MIN. 03 SEC. WEST, 586.97 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL 6, SUMMERS ACRES, AN UNRECORDED SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE SOUTH 00 DEG. 15 MIN. 48 SEC. EAST, ALONG THE WEST LINE OF SAID SECTION 16, 80.15 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 778 (80 FOOT RIGHT OF WAY); THENCE NORTH 89 DEG. 55 MIN. 25 SEC. EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 668.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEG. 15 MIN. 48 SEC. EAST, 3910.47 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 89 DEG. 38 MIN. 29 SEC. EAST, ALONG SAID SOUTH LINE, 60.00 FEET; THENCE NORTH 01 DEG. 15 MIN. 48 SEC. WEST, 3910.17 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 778; THENCE SOUTH 89 DEG. 55 MIN. 25 SEC. WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and

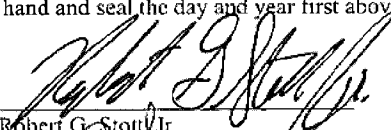
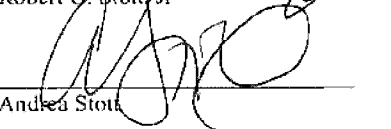
limitations of record, if any.

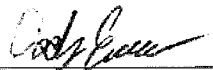
TO HAVE AND TO HOLD the same in fee simple forever.

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.

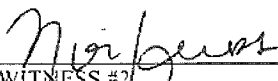
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Robert G. Stott Jr

Andrea Stott


WITNESS #1
PRINT NAME: Cody Evers

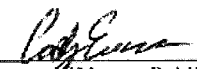
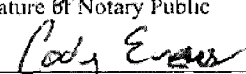
304 SW Federal Ct.
Ft. White FL 32038
WITNESS 1 ADDRESS


WITNESS #2
PRINT NAME: Zodi Franks

304 SW Federal Ct.
Ft. White, FL 32038
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ CTE physical presence or ☐ online notarization, this 27th day of June, 2026, by Robert G Stott, Jr and Andrea Stott, ☐ who is/are personally known to me or ☒ who has/have produced Driver's license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



CODY T. EVERS
Commission # HH 615594
Expires June 21, 2030