

Prepared by and return to:

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File Number: **23-335D**

Parcel Identification Nos. **12-4S-16-02935-161 & 12-4S-16-02935-162**

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Warranty Deed

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

This Indenture made this **8th day of January, 2024** between **Shilpa Umesh Mhatre and Umesh Madhav Mhatre, Husband and Wife, Individually and as Trustees of the Shilpa Umesh Mhatre Living Trust dated July 19, 2007 with full power and authority to sell and convey as contemplated by Section 689.073, Florida Statutes**, whose post office address is **165 SW Vision Glen, Lake City, FL 32025** of the County of **Columbia**, State of **Florida**, grantor*, and **Richard James Steckbeck and Sandra Elizabeth Steckbeck, Husband and Wife** whose post office address is **7411 Danika Drive, Enid, OK 73703** of the County of **Garfield**, State of **Oklahoma**, 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 1, Commander Row Unit 2, according to the map or plat thereof as recorded in Plat Book 9, Page 100, Public Records of Columbia County, Florida.

AND

Lot 2, Commander Row Unit 2, according to the map or plat thereof as recorded in Plat Book 9, Page 100, Public Records of Columbia County, Florida.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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Signed, sealed and delivered in our presence:

[Signature]

Witness
Printed Name: Danielle Marden
P.O. Address: 18731 NW US Hwy 441
High Springs FL 32643

Shilpa Umesh Mhatre Living Trust dated July 19, 2007, a Florida Trust

By: [Signature]
Shilpa Umesh Mhatre, Individually and as Trustee

[Signature]

Witness
Printed Name: Pamela Beauchamp
P.O. Address: 4255 SW Cambridge
Glen, Lake City, FL 32024

Shilpa Umesh Mhatre Living Trust dated July 19, 2007, a Florida Trust

By: [Signature]
Umesh Madhav Mhatre, Individually and as Trustee

[Signature]

Witness
Printed Name: Danielle Marden
P.O. Address: 18731 NW US Hwy 441
High Springs FL 32643

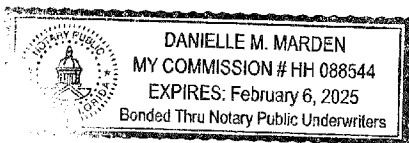
[Signature]

Witness
Printed Name: Pamela Beauchamp
P.O. Address: 4255 SW Cambridge
Glen, Lake City FL 32024

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of January, 2024 by Shilpa Umesh Mhatre and Umesh Madhav Mhatre, Trustees of the Shilpa Umesh Mhatre Living Trust dated July 19, 2007 who are personally known or have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public
Print Name: Danielle M. Marden
My Commission Expires: 2/6/25