

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6823MS

Parcel Identification No 31-4S-18-10516-000, 31-4S-18-10516-002

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 24 day of March, 2023 between Frank A. Liberatore, a Single Man, Angela D. Liberatore, a Single Woman, Gene P. Rupert, a Single Man, David W. Rupert, a Single Man, and Steven J. Andrews Jr., a Single Man, whose post office address is 1152 Vicksburg Street, Deltona, FL 32725, of the County of Volusia, State of Florida, Grantors, to Robert Lewis Cox, a Married Man, and Catherine Elaine Todd, a Married Woman, as Joint Tenants with Rights of Survivorship, whose post office address is 7131 SE County Road 245, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

See EXHIBIT "A"

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

Subject to taxes for 2023 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 Grantees 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: Amber H Suhl

[Signature]
Frank A. Liberatore

[Signature]
WITNESS
PRINT NAME: Melissa Stokes

[Signature]
Angela D. Liberatore

[Signature]
Gene P. Rupert

[Signature]
David W. Rupert

[Signature]
Steven J. Andrews Jr. by Kayla Marie Lussier, his Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24 day of March, 2023, Frank A. Liberatore, Angela D. Liberatore, Gene P. Rupert, David W. Rupert, and Steven J. Andrews Jr. by Kayla Marie Lussier, his Attorney-In-Fact, who are personally known to me or have produced DL as identification.

[Signature]
Signature of Notary Public

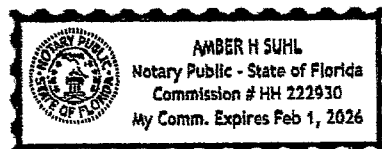


Exhibit "A"
Property Description

Parcel 1:

One (1) acre square in the SE corner of the following property: NW 1/4 of SW 1/4 in Section 31, Township 4 South, Range 18 East, lying North of present County graded road, Columbia County, Florida.

Parcel 2:

Section 31: The NW 1/4 of the NW 1/4 of SW 1/4; and Also S 1/2 of NW 1/4 of SW 1/4 lying North of County Road (Ebenezer Road) LESS AND EXCEPT ONE (1) acre square in the corner of the NW 1/4 of SW 1/4 as described in Official Records Book 815, Page 2278, Public Records of Columbia county, Florida.