

Prepared by and return to:
Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 25-123

Parcel Identification No 21-7S-17-10039-106

[Space Above This Line For Recording (Date)]

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

This indenture made the 25th day of April, 2025 between Lindsey Fischer, a single person, and Breonna Gilmer, a single person, whose post office address is 2413 Appaloosa Circle, Sarasota, FL 34240, of the County of Sarasota, Florida, Grantor, to Thomas Barnard and Marsha Barnard, a married couple, whose post office address is 20744 Northwest 252nd Street, 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:

Lot 6, Hermitage, according to the Plat thereof, recorded in Plat Book 9, Page(s) 28, of the Public Records of Columbia County, Florida.

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

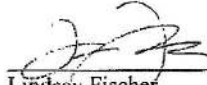
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:



Lindsey Fischer



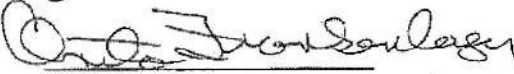
Breonna Gilmer



WITNESS #1
PRINT NAME: KYLE POLANSKY

16407 NW 174th Dr. Suite C
Alachua, FL 32615

WITNESS 1 ADDRESS



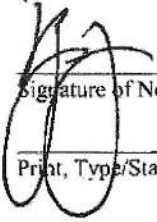
WITNESS #2
PRINT NAME: Anna Frankenberg

16407 NW 174th Dr. Suite C
Alachua, FL 32615

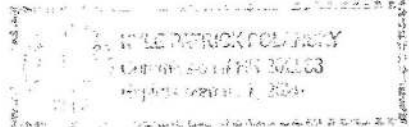
WITNESS 2 ADDRESS

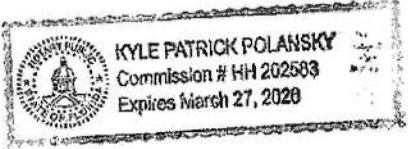
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 24 day of April, 2025, by Lindsey Fischer and Breonna Gilmer, () who is/are personally known to me or who has/have produced Driver's Licenses as identification.



Signature of Notary Public
KYLE POLANSKY
Print, Type/Stamp Name of Notary


KYLE PATRICK POLANSKY
Commission # HH 202503
Expires March 27, 2026


KYLE PATRICK POLANSKY
Commission # HH 202503
Expires March 27, 2026