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Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 22-152

Parcel Identification No 36-4S-16-03347-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of April, 2022 between **Kristen Elizabeth Poppell, a married woman and William Travis Brown, a married man**, whose post office address is **5514 Southwest 79th Street, Lake Butler, FL 32054**, of the County of Union, State of Florida, **Grantors**, to **Crystal Rosier, a married woman and Candace Bratcher, a married woman**, whose post office address is **6158 Deercreek Lane, Macclenny, FL 32063**, of the County of Baker, 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:

Lot 4, Block A, Southwood Acres "Unit 1", according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 76, 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 2022 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: Brittney Young
Penny Hersey
WITNESS
PRINT NAME: Penny Hersey

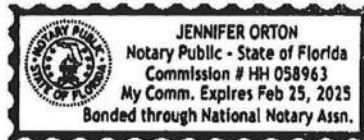
Kristen Elizabeth Poppell
Kristen Elizabeth Poppell

William Travis Brown

STATE OF FLORIDA
COUNTY OF ~~ALACHUA~~

Union
The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 14th day of April, 2022, by Kristen Elizabeth Poppell, William Travis Brown and .


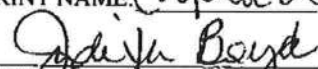
Jennifer Orton
Signature of Notary Public
Print, Type/Stamp Name of Notary




Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____

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:

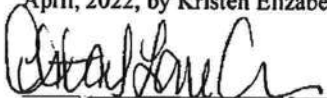

WITNESS
PRINT NAME: Crystal Curran

WITNESS
PRINT NAME: Judith Boyd

Kristen Elizabeth Poppell


William Travis Brown

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of April, 2022, by Kristen Elizabeth Poppell, William Travis Brown and .


Signature of Notary Public
Print, Type/Stamp Name of Notary
Crystal Lane Curran
Personally Known: _____ OR Produced Identification: ☒
Type of Identification _____
Produced: W

