

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2025-8805AR

Parcel Identification No 18-4S-17-08466-106

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

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

**This indenture** made the 1<sup>st</sup> day of August, 2025 between **Michael Bahr and Shuwei Bahr, Husband and Wife**, whose post office address is **14974 75th Lane North, The Acreage, FL 33470**, of the County of Palm Beach, State of Florida, Grantors, to **Fredrick J. DeGroff Jr. and Diane DeGroff, Husband and Wife**, whose post office address is **576 SW Broderick Drive, 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 County, Florida, to-wit:

Lot 6, Saddle of the South Estates, according to the plat thereof as recorded in Plat Book 6, Page 64, 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** 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:*

lou Guoc

Witness

Print Witness Name and Address:

4131 NW 28th Lane #5G  
Gainesville, FL 32606

Michael Bahr

Shuwei Bahr

Carlene Crosier  
Witness

Print Witness Name and Address:

Carlene Crosier  
426 SW Commerce Av #45  
Lake City, FL 32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of August, 2025, by Michael Bahr and Shuwei Bahr,  who is/are personally known to me or  who has/have produced FL D.L. as identification.

Carlene Crosier  
Signature of Notary Public

Print, Type/Stamp Name of Notary

