

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 24-032

Parcel Identification No 00-00-00-01266-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4th day of March, 2024 between Gregory L. Anderson and Lisa N. Anderson, a married couple, whose post office address is 728 Southwest Illinois Street, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantors, to Richard J. Simmons, a single person, whose post office address is 9610 Southwest 78th Court, Gainesville, FL 32608, of the County of Alachua, State of Florida, Grantee:

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 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 45, Three River Estates, Unit 20, according to the Plat thereof, recorded in Plat Book 6, Page(s) 14, 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 2024 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 Grantee 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:


Gregory L. Anderson


Lisa N. Anderson

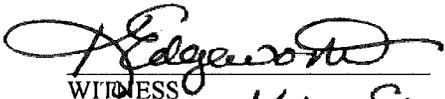

WITNESS
PRINT NAME: KYLE POLANSKY

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

WITNESS 1 ADDRESS

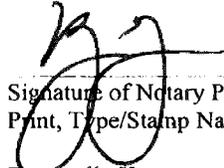
16407 NW 174th Dr. Suite C
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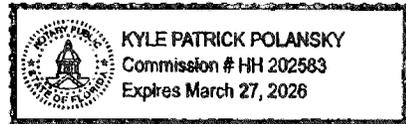
WITNESS 2 ADDRESS


WITNESS
PRINT NAME: Kathy Edgeworth

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 4th day of March, 2024, by Gregory L Anderson and Lisa N Anderson.


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



Personally Known: _____ OR Produced Identification:
Type of Identification Produced: DRIVERS LICENSES