

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615
(352) 565-7800
File No 23-153

Parcel Identification No R04291-004

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WARRANTY DEED

(STATUTORY FORM – SECTION 689 02, F.S.)

This indenture made the **16th day of June, 2023** between **JACKIE SPONAUGLE, a single woman**, whose post office address is **162 Bunner Hill Road, Mount Morris, PA 15349**, of the County of Greene, Commonwealth of Pennsylvania, Grantor, to **ROBERT TABER and ROSE MARIE TABER, husband and wife**, whose post office address is **516 Northwest Divider Terrace, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

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 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:

Commence at the SW Corner, Section 22, Township 7 South, Range 16 East, and run thence N 89°15' E, along the South line of Section 22, 315.00 feet; thence N 0°42' W, 20.00 feet, to the North right of way line of a county maintained road and to the POINT OF BEGINNING; thence continue N 0°42' W, 210.00 feet; thence N 89°15' E, 210.00 feet; thence S 0°42' E, 210 feet to the North right of way line of said county maintained road; thence S 89°15' W, 210 feet to the POINT OF BEGINNING.

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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah Spohn
WITNESS # 1 SIGN AND
PRINT NAME: Sarah Spohn

Kyle Jackson
WITNESS # 2 SIGN AND
PRINT NAME: Kyle Jackson

Jackie Spoungle
JACKIE SPONAUGLE

STATE OF PA
COUNTY OF Greene

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 15 day of June, 2023, by JACKIE SPONAUGLE.

Robin R. Denjen
Signature of Notary Public
Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal
Robin R. Denjen, Notary Public
Greene County
My commission expires June 20, 2024
Commission number 1242933
Member Pennsylvania Association of Notaries

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