

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 23-039

Parcel Identification No R01048-000

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WARRANTY DEED

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

This indenture made the 14th day of February, 2023 between Bryan Brewer, a single person, whose post office address is 1112 West Shell Point Road, Ruskin, FL 33570, of the County of Hillsborough, State of Florida, Grantor, to Stuart Smith and Stephanie Smith, a married couple, whose post office address is PO BOX 634, Alachua, FL 32616, of the County of Alachua, 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:

Lot 26, Unit No. 18, Three Rivers Estates, Inc., being a part of Sections 23, 24, 25 and 26, Township6 South, Range 15 East, Columbia County, Florida.

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

Subject to taxes for 2023 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 Grantees 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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Harley Sean Scott

WITNESS #1

PRINT NAME: Harley Sean Scott

Bryan Brewer

Bryan Brewer

Evelyn Scott

WITNESS #2

PRINT NAME: Evelyn Scott

STATE OF FLORIDA

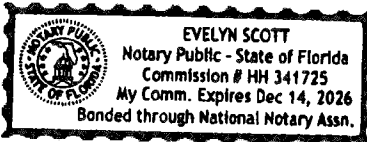
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of February, 2023, by Bryan Brewer.

Evelyn Scott

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL, DL