

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 23-363

Parcel Identification No R01192-000

(Space Above This Line For Recording Date)

WARRANTY DEED

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

This indenture made the 17th day of August, 2023 between **Herbert O. Kruizenga and Patricia Kruizenga, a married couple**, whose post office address is **61238 North Ridge Trail, Washington, MI 48094**, of the County of Macomb, State of Michigan, Grantors, to **Daniel A. Dukes, and Mitchell Austin Dukes, a married person, as joint tenants**, whose post office address is **9020 Southwest 57th Trail, Lake Butler, FL 32054**, of the County of Union, 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 60, Three Rivers Estates Unit No. 19, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 13, 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 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 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:

Michelle L Bemke
WITNESS #1
PRINT NAME: Michelle L Bemke

Kathy Garache
WITNESS #2
PRINT NAME: Kathy Garache

Herbert O. Kruienza
Herbert O. Kruienza
Patricia Kruienza
Patricia Kruienza

STATE OF MI
COUNTY OF Macomb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 14 day of August, 2023, by Herbert O. Kruienza and Patricia Kruienza.

Michelle L Bemke
Signature of Notary Public
Print, Type Stamp Name of Notary

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

