

Prepared by and return to:

Kyle Polansky  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615

File No 24-157

Parcel Identification No 19-6S-18-10624-000 and 18-6S-18-10616-000 and 18-06-18-00-000-0060-0

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture** made the **30th day of May, 2024** between **James W. Davis, a single person**, whose post office address is 19811 Reading Road, Lutz, FL 33558, of the County of Hillsborough, Florida, Grantor, to **26212 NW CR 241, LLC, a Florida Limited Liability Company**, whose post office address is 26520 Northwest 148 Terrace, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

**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 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:

Parcel 1:

The W 1/2 of the NE 1/4 of Section 19, Township 6 South, Range 18 East, in Columbia County, Florida, lying North of County Road No. 18.

Parcel 2:

The W 1/2 of the SE 1/4 of Section 18, Township 6 South, Range 18 East, in Columbia and Union 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** Grantor hereby covenant with the Grantee 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:

  
James W. Davis

  
WITNESS  
PRINT NAME: KYLE POLANSKY

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

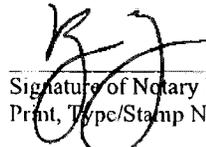
WITNESS 1 ADDRESS  
**16407 NW 174th Dr. Suite C  
Alachua, FL 32615**

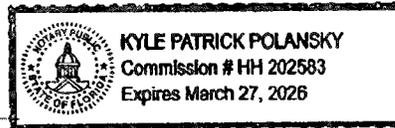
WITNESS  
PRINT NAME: Christine Bostman

WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 29 day of May, 2024, by James W. Davis.

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



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: Driver's License