

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-4922VB

Parcel Identification No 00-00-00-12755-000 (41288)

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 13 day of ~~August~~ <sup>October</sup>, 2022 between **Amy F. Tomlinson, a Married Woman**, whose post office address is **12404 SW 9th Ave, Newberry, FL 32669**, of the County of Alachua, State of Florida, Grantor, to **Einstein Therapy Center, Inc.** whose post office address is **250 NW 76<sup>th</sup> Drive, Gainesville, FL 32607**, of the County of Alachua, State of 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:**

Begin at the Southeast corner of Lot or Block 41 and run North along the West side of Alachua Street 52 feet; thence West 105 feet; thence South to Monroe Street a distance of 52 feet; thence East along the North side of Monroe Street 105 feet to Alachua Street, the Point of Beginning. Being in the Central Division of the City of Lake City, Florida, in said Block 41. All lying and being in Columbia County, Florida, in Section 32, Township 3 South, Range 17 East.

**Parcel 2:**

North half (1/2) of Southeast quarter (1/4) of Block 41, Central Division of City of Lake City, according to the plat thereof recorded in the Public Records of Columbia County, Florida, lying and being in Section 32, Township 3 South, Range 17 East.

**Parcel 3:**

The Southwest 1/4 of Block 41, Central Division of The City of Lake City, Florida, LESS AND EXCEPT road right of way, all lying and being in Section 32, Township 3 South, Range 17 East.

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.**

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

**Subject to** taxes for 2021 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 Grantee 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:*

Brittany Zabel  
WITNESS

PRINT NAME: Brittany Zabel

Julia Ginter  
WITNESS

PRINT NAME: Julia Ginter

Amy F. Tomlinson  
Amy F. Tomlinson

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 13 day of October, 2022, **Amy F. Tomlinson**, who is/are personally known to me or has/have produced FL Dr. License as identification.

[Signature]  
Signature of Notary Public

