

Prepared by and return to:

Kyle E. Petteway
Grunder & Petteway, PA
23349 Northwest County Road 236
Suite 10
High Springs, FL 32643
(386) 454-1298
File No. 22208

Parcel Identification No. 00-00-00-01438-071

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4 day of September, 2022 between **Billy J. Morgan**, whose post office address is **7256 Canaan Church Rd., Denton, NC 27239**, of the County of Randolph, State of North Carolina, Grantor, to **Paul Joseph Kuipers and Diane Louise Erickson as to an undivided 2/3 interest as husband and wife, and Donald Earl Rooks as to an undivided 1/3 interest, as joint tenants with right of survivorship**, whose post office address is **P.O. Box 1333, High Springs, FL 32655**, 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 County, Florida, to-wit:

Lot 34A, Block 4, Unit 23 Three River Estates as per Plat thereof as recorded in Plat Book 4, Pages 80-80A of the Public Records of Columbia County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 7256 Canaan Church Rd., Denton, NC 27239.

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:

Elizabeth Elswick

WITNESS

PRINT NAME: Elizabeth Elswick

Angel Jenkins

WITNESS

PRINT NAME: Angel Jenkins

Billy J. Morgan

Billy J. Morgan

STATE OF NC
COUNTY OF Dawson

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 9 day of September, 2022, by Billy J. Morgan.

Robi K. Harrison
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: NCDL

Type of Identification:

Produced: NCDL 20782141

May 28, 2026