

After Recording Return to:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

This Instrument Prepared by:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
16-4S-16-03026-114  
File No.: 1908434

## WARRANTY DEED

This Warranty Deed, Made the <sup>19<sup>th</sup></sup> ~~18<sup>th</sup>~~ day of JANUARY, 2023, by Richard L Watson and Karin Watson, husband and wife, whose post office address is: 8211 29th Street E, Ellenton, FL 34222, hereinafter called the "Grantor", to JoAnn T Lev, a married person and William A Fochi Sr., a married person, as tenancy in common, whose post office address is: 205 SW Bre Lane, Lake City, FL 32024, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Thirty Two Thousand Dollars and No Cents (\$32,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Columbia County, Florida**, to wit:

**Lot 14, KIMBERLY OAKS, a Subdivision according to the Plat thereof as recorded in Plat Book 7, Page 198, of the Public Records of Columbia County, Florida.**

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature] [Signature]  
Printed Name: MARC KAGAN Richard L Watson

Witness Signature: [Signature] [Signature]  
Printed Name: JULIE A. POPE Karin Watson

State of Florida  
County of MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of JANUARY, 2023 by **Richard L Watson and Karin Watson, husband and wife**, who has produced DRIVERS LICENSE as identification.

[Signature] My Commission Expires: JULY 9, 2023  
Notary Public Signature (SEAL)  
Printed Name: MARC KAGAN  
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

