

Prepared by and return to:

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

File No 25-309MH

Parcel Identification No 32-6S-16-04018-007

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

This indenture made the 20th day of October, 2025 between **Todd Fabry and Brenda Fabry, a married couple**, whose post office address is 950 SW Jordan St, Fort White, FL 32038, of the County of Columbia, Florida, Grantor, to **Dale Duke Greenwald and Megan Ashleigh Greenwald, a married couple, as tenants by the entirety**, whose post office address is 383 SW Tarkin Terrace, Lake City, FL 32024, of the County of Columbia, 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 G:

A Part of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 6 South, Range 16 East, Columbia County, Florida, More particularly described as follows: begin at the Northeast Corner of said East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 and run South 02 Degrees, 20 Minutes, 44 Seconds, East, 1036.23 feet; Thence South 84 Degrees, 24 Minutes, 28 Seconds, West, 208.73 feet; Thence South 02 Degrees, 20 Minutes, 44 Seconds, East, 209.05 feet to the Northerly Right-of-Way Line of Wilson Springs Road; Thence North 84 Degrees, 24 Minutes, 28 Seconds, East, along said Right of Way line, 208.73 feet; Thence South 02 Degrees, 20 Minutes, 44 Seconds, East, 78.07 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; Thence South 87 Degrees, 30 Minutes, 56 Seconds, West, along the South line thereof, 330.30 feet; Thence North 02 degrees, 20 Minutes, 52 Seconds, West, 1322.84 feet; Thence North 87 Degrees, 25 Minutes, 38 Seconds, East, 330.34 feet to the point of beginning, Columbia County, Florida.

Subject to Right-of-Way for Wilson Springs Road.

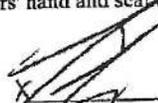
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

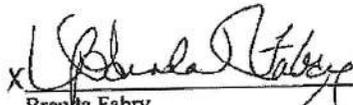
TO HAVE AND TO HOLD the same in fee simple forever.

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.

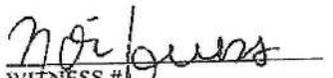
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:



Todd Fabry

x 

Brenda Fabry


WITNESS #1
PRINT NAME: Zoe Franks

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

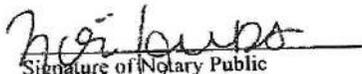
WITNESS 1 ADDRESS


WITNESS #2
PRINT NAME: B. Susanna Dicks

816 SW Main Blvd
Lake City, FL 32025
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 15
day of October, 2025, by Todd Fabry and Brenda Fabry, who is/are personally known to me or who has/have produced
FL Drivers license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

