

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20376

Inst: 202412021901 Date: 10/18/2024 Time: 2:52PM  
Page 1 of 2 B: 1525 P: 1235, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AH  
Deputy Clerk Doc Stamp-Deed- 1575.00

## Warranty Deed

**This Warranty Deed** is executed this 9 day of October, 2024 by Susan L. Rose a Single Person, whose address is 268 Northwest Road, Westfield, MA 01085, hereinafter called the grantor, to Matthew DallaRosa, Haley Watsky, James Cormican and Evey A. Cormican as Joint Tenants with Right of Survivorship, whose address is 226 Southwest Bambi Lane, Lake City, FL 32025, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 18, Block A, Holly Brook, according to the Plat thereof, recorded in Plat Book 6, Page(s) 109, of the Public Records of Columbia County, Florida.

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

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

**And** 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.

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:

[Signature]  
Witness

Susan L. Rose  
Susan L. Rose

Louis S. Scarfo, Sr.  
Printed Name

276 Northwest Rd., Westfield, MA 01085  
Witness Postal Address

Amelia Parker  
Witness

Amelia B. Parker  
Printed Name

276 Northwest Road, Westfield, MA 01085  
Witness Postal Address

~~STATE OF FLORIDA~~ Commonwealth of MA  
~~COUNTY OF COLUMBIA~~ Hampden

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 9th day of October, 2024, by Susan L. Rose.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary My commission expires: 01/01/2026

Personally Known: X OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: Florida Drivers License

