

Prepared by and return to:  
Kyle Polansky  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 22-445

Parcel Identification No 21-7S-17-10039-107

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## WARRANTY DEED

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

**This indenture made the 16th day of December, 2022 between The Hermitage, LLC, a Florida Limited Liability Company, whose post office address is 20638 Northwest 78th Avenue, Alachua, FL 32615, of the County of Alachua, State of Florida, Grantor, to Geiger Farms, LLC, a Florida Limited Liability Company, whose post office address is 7977 9th Avenue South, St. Petersburg, FL 33707, of the County of Pinellas, 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:

Lot 7, Hermitage Subdivision, according to the Plat thereof, recorded in Plat Book 9, Page(s) 28 and 29, of the Public Records of Columbia County, Florida.

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

**Subject to** taxes for 2023 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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Kyle Polansky

WITNESS

PRINT NAME: Kathy Edgeworth

The Hermitage, LLC a Florida Limited Liability Company

By: Mark P. Sullivan

Mark P. Sullivan, MGRM

By: Nancy J. Sullivan

Nancy J. Sullivan, MGRM

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 December, 2022, by Mark P. Sullivan and Nancy J. Sullivan, MGRMS of The Hermitage, LLC.

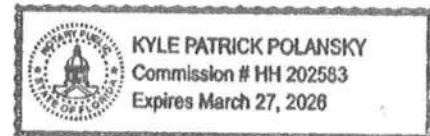
Signature of Notary Public

Print, Type/Stamp Name of Notary

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

Type of Identification

Produced: Driver's License



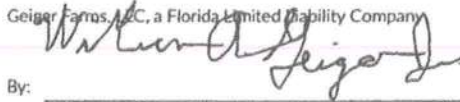
# Signature Addendum

## Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Alachua Title Services, LLC to cause the funds to be disbursed in accordance with this statement.

Geiger Farms, LLC, a Florida Limited Liability Company



By: \_\_\_\_\_ 12/15/2022  
William A. Geiger, Jr., MGR Date

The Hermitage, LLC, a Florida Limited Liability Company

By: \_\_\_\_\_  
Mark P. Sullivan, MGRM Date

By: \_\_\_\_\_  
Nancy J. Sullivan, MGRM Date



12/16/22  
Date