

Prepared by and return to:

Crystal L. Curran  
Springs Title, LLC  
13900 Tech City Drive  
Suite 409  
Alachua, FL 32615

File No 25-363

Parcel Identification No 30-7S-17-10058-641

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

**This indenture** made the **12th day of December, 2025** between **RYAN CHITTUM, A SINGLE MAN**, whose post office address is 4464 Southwest County Road 138, Fort White, FL 32038, of the County of COLUMBIA, FLORIDA, Grantor, to **RYAN CHITTUM, a single man, and MATTHEW GODDEN, a single man, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose post office address is 4464 Southwest County Road 138, Fort White, FL 32038, 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:

LOT 51, A REPLAT OF LOTS 38, 45 AND 48, SANTA FE RIVER PLANTATIONS, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 13 THROUGH 13D, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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

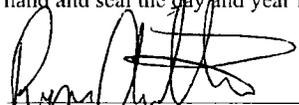
**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**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.

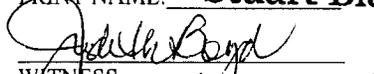
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
RYAN CHITTUM

\_\_\_\_\_  
**13900 Tech City Cir, 409**  
**Alachua, FL 32615**  
\_\_\_\_\_  
WITNESS 1 ADDRESS

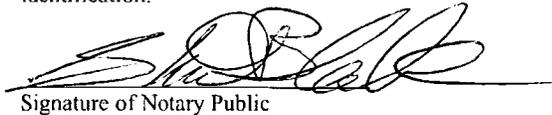
\_\_\_\_\_  
**13900 Tech City Cir, 409**  
**Alachua, FL 32615**  
\_\_\_\_\_  
WITNESS 2 ADDRESS

  
\_\_\_\_\_  
WITNESS  
PRINT NAME: **Stuart Blalock**

  
\_\_\_\_\_  
WITNESS  
PRINT NAME: **Judith Boyd**

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of December, 2025, by RYAN CHITTUM,  who is/are personally known to me or  who has/have produced FL DL as identification.

  
\_\_\_\_\_  
Signature of Notary Public

**Stuart Blalock**  
\_\_\_\_\_  
Print, Type/Stamp Name of Notary

