

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 24-122

Parcel Identification No R03751-323

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WARRANTY DEED

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

This indenture made the 26th day of April, 2024 between J.P., LLC, a Florida Limited Liability Company, whose post office address is 6201 Southwest 14th Street, Plantation, FL 33317, of the County of Broward, State of Florida, Grantor, to William Strack and Sandra Strack, a married couple, as tenants by the entirety, whose post office address is 1300 Campus Court, Westminster, MD 21157, of the County of Carroll, State of Maryland. Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 23, South Wind Addition, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 184, 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 2024 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 Grantees 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:

J.P., LLC, a Florida Limited Liability Company

Juan J Antigua

By Signed by: Juan J Antigua

Date & Time: 17 Apr 2024 09:47:36 EDT

Juan J. Antigua, MGRM

Justine Medina

MGRM

Signed by: Justine Medina

Date & Time: 17 Apr 2024 09:51:57 EDT

WITNESS #1

PRINT NAME: Justine Medina

Joshua Medina

Signed by: Joshua Medina

Date & Time: 17 Apr 2024 09:50:03 EDT

WITNESS #2

PRINT NAME: Joshua Medina

1551 NE 180th ST

Citra FL 32113

WITNESS 1 ADDRESS

1551 NE 180th ST

Citra FL 32113

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization this 17th day of April, 2024 by Juan J. Antigua, MGRM of J.P., LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Justine Medina

Signature of Notary Public

Print, Type/Stamp Name of Notary Justine Medina

Personally known: _____

OR Produced Identification: ☒ _____

Type of Identification Produced: Drivers License

