

Prepared by and return to:

Barbara A. Niswonger
Americas Title Corporation (Odessa)
8517 Gunn Highway
Odessa, FL 33556
(877) 446-1476
File No 26-21488

Parcel Identification No 05-7S-17-09915-000

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WARRANTY DEED

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

This indenture made the 25th day of April, 2022 between Jerlene J. Gainey, a widow, whose post office address is 1343 Southeast 3rd Terrace, Gainesville, FL 32601, of the County of Alachua, State of Florida, Grantor, to ROI Investment Advisor Inc., a Florida Corporation, whose post office address is 2280 Canyon Breeze Avenue, Kissimmee, FL 34746, of the County of Osceola, 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:

TWO (2) ACRES OF LAND IN THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF NORTHWEST QUARTER (SE 1/4 OF NW 1/4), SECTION 5, TOWNSHIP 7 SOUTH, RANGE 17 EAST, RECORDS IN COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH MOBILE HOME 1985 CHANDLER VIN# GAFL2AF39058662 TITLE # 40885878 & VIN# GAFL2BF39058662 TITLE #40872609

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1343 Southeast 3rd Terrace, Gainesville, FL 32601.

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

Subject to taxes for 2022 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:

Gloria Simmons
WITNESS
PRINT NAME: Gloria Simmons

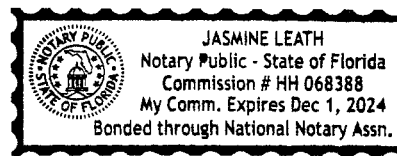
Jerlene J. Gainey
Jerlene J. Gainey

Jasmine Leath
WITNESS
PRINT NAME: Jasmine Leath

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of April, 2022, by Jerlene J. Gainey.

Jasmine Leath
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: Florida Drivers License