

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 22-363MH

Parcel Identification No R00841-004

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## **WARRANTY DEED**

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

**This indenture made the 14th day of October, 2022 between Robin Frey, a married person, individually and as Successor Trustee of the Declaration of Trust dated June 1, 1995, whose post office address is 6900 Southwest 78th Street, Gainesville, FL 32608, of the County of Alachua, State of Florida, Grantor, to Hilda Gilchrist and David D. Gilchrist, a married couple, as tenants by the entirety, whose post office address is 2235 Trescott Drive, Tallahassee, FL 32308, of the County of Leon, State of Florida, 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 4AA, Three Rivers Estates Section 11, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 54, of the Public Records of Columbia County, Florida.**

**The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.**

**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 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:

Preston McCornick  
WITNESS #1  
PRINT NAME: Preston McCornick

AL FALCON  
WITNESS #2  
PRINT NAME: AL FALCON

STATE OF North Carolina  
COUNTY OF Macon

Robin Frey  
Robin Frey individually and as Successor Trustee of the  
Declaration of Trust dated June 1, 1995

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of Oct, 2022, by Robin Frey individually and as Successor Trustee of the Declaration of Trust dated June 1, 1995.

Jared McSween  
Signature of Notary Public  
Print, Type/Stamp Name of Notary Jared McSween

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

Type of Identification

Produced: FL drivers license

