

Prepared By and Return To:
King & Wood, PA
1701 Hermitage Blvd., Suite 203
Tallahassee, FL 32308

Order No.: 23-1104

Property Appraiser's Parcel I.D. (folio) Number:
R02049-140

WARRANTY DEED

THIS WARRANTY DEED dated May 18, 2023, by Virgil L. Hale and Deborah H. Hale, husband and wife, whose post office address is 27800 SW 182 Ave, Homestead, Florida 33031 (the "Grantor"), to Dave Alan Lossner and Katrina Elizabeth Vogel Lossner, husband and wife, whose post office address is NW Treeline Glen, Lake City, Florida, 32055 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of COLUMBIA, State of Florida, viz:

Lot 40, ROLLING OAKS, a subdivision, according to the Plat thereof recorded in Plat Book 5, Pages 132-132B, 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.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Breanna Herouart
Witness Signature

Breanna Herouart
Printed Name of First Witness

[Signature]
Witness Signature

Devinil Singh
Printed Name of Second Witness

[Signature]
Virgil L. Hale

Deborah H. Hale
Deborah H. Hale

Grantor Address:
27800 SW 182 Ave
Homestead, FL 33031

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 18th day of May, 2023 by Virgil L. Hale and Deborah H. Hale, who is personally known to me or who has produced FL/DL (type of identification) as identification.

Breanna Herouart

Notary Public

Printed Name: Breanna Herouart

Commission # HH377788

My Commission Expires: 3-23-2027

