

Prepared by and return to:

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High Springs, FL 32643
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File Number: 25-076A

Parcel Identification No. 36-5S-15-00484-113

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Warranty Deed

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

This Indenture made this **2nd day of May, 2025** between **Robert Hutchings, a married man** whose post office address is **613 SW Faulkner Dr, Fort White, FL 32038** of the County of **Columbia**, State of **Florida**, grantor*, and **Daniel Ashley and Mahpara Ashley, Husband and Wife** whose post office address is **400 Vaught Dr, Front Royal, VA 22630** of the County of **Warren**, State of **Virginia**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

Lot 13 and Lot 14, of Spring Hills West, according to the Plat thereof, as recorded in Plat Book 6, at Pages 52 and 52A, of the Public Records of Columbia County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 homestead property. Grantor's residence and homestead address is: 613 SW Faulkner Dr, Fort White, FL 32038.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

----- Remainder Intentionally Left Blank -----

Signed, sealed and delivered in our presence:


Witness
Printed Name: Andrea Gumminger
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643
Ginger D. Travers

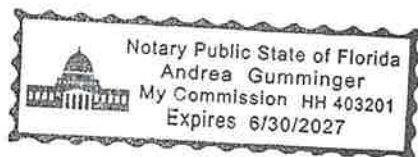
Witness
Printed Name: Ginger D. Travers
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

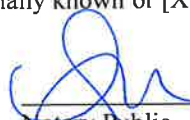

Robert Hutchings

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of May, 2025 by Robert Hutchings who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: Andrea Gumminger
My Commission Expires: 06/30/2027