

Prepared by and return to:

Linda S. Orto
North Florida Title Company
2950 Halcyon Lane, 102
Jacksonville, FL 32223
(904) 513-9813
File No 2023-291-JAX

Parcel Identification No 16-4S-17-08382-414

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WARRANTY DEED

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

This indenture made the 19th day of October, 2023 between John E. Simkanich, a married man, whose post office address is 9681 NW 11th Street, Plantation, FL 33322, of the County of Broward, State of Florida, Grantor, to Kelly J. Nevin-Steinke, Trustee of Kelly J. Nevin-Steinke Living Trust, whose post office address is 725 Weller Avenue Southeast, Live Oak, FL 32064, of the County of Suwannee, 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:

Lot 15, Block B, CENTURY OAK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 68, of the Public Records of Columbia County, Florida

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: 9681 NW 11th Street, Plantation, FL 33322.

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

Subject to taxes for 2023 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:

Barbara H Wonneberg
WITNESS

PRINT NAME: Barbara H Wonneberg

John E. Simkanich
John E. Simkanich

Tracy Flavian
WITNESS

PRINT NAME: Tracy Flavian

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 18
day of October, 2023, by John E. Simkanich.

Tracy Flavian
Signature of Notary Public
Print, Type/Stamp Name of Notary

Tracy Flavian

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL-DL

