

After Recording Return to:
Teannah Silpa
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

This Instrument Prepared by:
Teannah Silpa
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Inst: 202212008867 Date: 05/05/2022 Time: 11:26 AM
Page 1 of 2 B: 1466 P: 75, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 3143.00

Property Appraisers Parcel I.D. (Folio) Number(s):
21-4S-17-08631-110
File No.: 1625188

WARRANTY DEED

This Warranty Deed, Made the 22nd day of April, 2022, by Robert E. Crowther, Individually and as Trustee of the Richard A. Crowther Irrevocable Special Needs Trust, a single person, whose post office address is: 188 James Jipson Road, Burlington, ME 04417, hereinafter called the "Grantor", to Jeffrey Nathanson, a single person, whose post office address is: 329 SE Holly Ter, Lake City, FL 32025, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Four Hundred Forty Nine Thousand Dollars and No Cents (\$449,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Columbia County, Florida**, to wit:

Lot 10, of Creek Run Plantation, according to the plat thereof as recorded in Plat Book 9, Pages 55-56, of the Public Records of Columbia County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 December 31, 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] Richard A. Crowther Irrevocable Special Needs Trust
Printed Name: Sherry G. Smith

Witness Signature: [Signature] Robert E. Crowther, Individually and as Trustee
Printed Name: Shelley McIntyre

State of ~~Florida~~ ME
County of ~~Columbia~~ Penobscot

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 21 day of April, 2022 by **Richard A. Crowther, Individually and as Trustee of the Richard A. Crowther Irrevocable Special Needs Trust**, who has produced Driver's License as identification.

[Signature] My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

