

Prepared by and return to:

Rob Stewart
Lake City Title
426 Southwest Commerce Drive
#145
Lake City, FL 32025
(386) 758-1880
File No 2022-6468VB

Parcel Identification No 06-4S-17-08019-117

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WARRANTY DEED

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

This indenture made the 11 day of October, 2022 between **Dena E. Smith, a Single Woman,**
and Dana L. Wells, a Single Person, whose post office address is **12452 155th Place, Live Oak, FL 32060,**
of the County of Suwannee, State of Florida, Grantors, to **Maria A. Romack, a Single Woman,** whose post
office address is **1172 SW Fairfax Glen, Lake City, FL 32025,** of the County of Columbia, State of Florida,
Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00)
and other good and valuable considerations to said Grantors 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:

A part of Lots 17 and 18, of Block 1, of Grandview Village Unit 1, as per plat thereof recorded in Plat
Book 5, Pages 81 and 81A, of the public records of Columbia County, Florida, more particularly
described as follows: Commence at the Southwest corner of Lot 13 of said Block 1 and run North 85
degrees 29 minutes 40 seconds East, 274.01 feet for a point of beginning; thence run North 01 degrees
07 minutes 49 seconds West, 103.90 feet to the South right-of-way line of Fairfax Court West; thence
run North 85 degrees 55 minutes 30 seconds East, along said right-of-way line 60.0 feet; thence run
South 01 degrees 07 minutes 00 seconds East, 103.47 feet; thence run South 85 degrees 29 minutes 40
seconds West, 60.0 feet to the point of beginning, Columbia County, Florida.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Amber Huhl
WITNESS

PRINT NAME: Amber Huhl

Lyndsi Nahabedian
WITNESS

PRINT NAME: Lyndsi Nahabedian

Dena E. Smith
Dena E. Smith

Dana L. Wells
Dana L. Wells

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 11 day of October, 2022, Dena E. Smith and Dana L. Wells, who is/are personally known to me or has/have produced DC as identification.

Amber Huhl
Signature of Notary Public

