

Prepared by and return to:

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Champion Title & Closing
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File No 2022-4174

Parcel Identification No 15-4S-17-08360-159

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WARRANTY DEED

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

This indenture made the 7th day of November, 2022 between Tara Hoffman, an unmarried woman, whose post office address is 3289 Rolling Hills Lane, Apopka, FL 32712, of the County of Orange, State of Florida, Grantor, to Philip Scott Adler, a single man, and Jamie Rebecca Cady, a single woman, as joint tenants with right of survivorship, whose post office address is 146 Southeast Sandia Way, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 9, of Eastwood Subdivision, according to the Plat thereof, as recorded in Plat Book 4, at Page 52, of the Public Records of Columbia County, Florida.

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

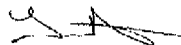
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees 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:



WITNESS

PRINT NAME: Turnisha Akins as witness



WITNESS

PRINT NAME: Shelly Solchenberger

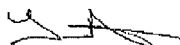


Tara Hoffman

STATE OF FLORIDA

COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 3rd day of November, 2022, by Tara Hoffman.



This Notarization was conducted using online audio/video technology.

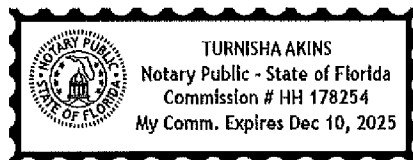
Signature of Notary Public

Print, Type/Stamp Name of Notary Turnisha Akins

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL Driver's License



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