

Prepared by:

Ashlie Luckey, Esq.
Florida Legal Title, LLC
4045 NW 43rd Street, Suite B
Gainesville, Florida 32606

File Number: 864725SCHOLZ

General Warranty Deed

Made this May 16, 2025 A.D. by **Isabel G. Scholz, a single woman**, whose address is: 9804 B N. Leonard Street, Portland, Oregon 97203, hereinafter called the grantor, to **Scott Brian Ehrlich and Paula Ehrlich, husband and wife**, whose address is: 938 SW Homestead Cir, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00), 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, viz:

Lot 17, Block A, OLD WIRE FARMS, according to plat thereof as recorded in Plat Book 6, Pages 22 and 22A, of the Public Records of Columbia County, Florida.

Parcel ID Number: **14-6S-16-03818-117**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2024.


Prepared by:

Ashlie Luckey, Esq.
Florida Legal Title, LLC
4045 NW 43rd Street, Suite B
Gainesville, Florida 32606

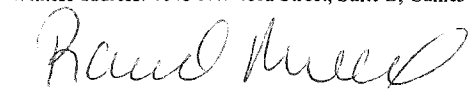
File Number: 864725SCHOLZ

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS-SIGN
Witness Printed Name Terri Wooten

Witness address: 4045 NW 43rd Street, Suite B, Gainesville FL 32606

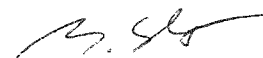

WITNESS-SIGN
Witness Printed Name Rachel Munsell

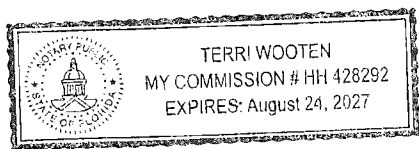
Witness address: 4045 NW 43rd Street, Suite B, Gainesville FL 32606


State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of May, 2025, by Isabel G. Scholz, a single woman, who is/are personally known to me or who has produced a driver's license as identification.


Isabel G. Scholz (Seal)




Notary Public
Print Name: Terri Wooten
My Commission Expires: _____