

Prepared by and return to:

**Gumminger Law, PLLC**  
**Andrea Gumminger, Esq.**  
**18731 NW US Hwy 441**  
**High Springs, FL 32643**  
**(386) 454-0688**  
File Number: **23-196D**

Parcel Identification No. **00-00-00-01309-020**

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 7<sup>th</sup> day of July, 2023 between **HFLP, LLC, a Wisconsin Limited Liability Company** whose post office address is **123 Hillside Ave, Stoughton, WI 53589** of the County of **Dane**, State of **Wisconsin**, grantor\*, and **Estelle C. Bower or William M. Bower, Wife and Husband** whose post office address is **2465 Old Turnpike Rd., Mt. Holly, VT 05732** of the County of **Rutland**, State of **Vermont**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

**Lot 20, Three Rivers Estates Unit No. 21, according to the map or plat thereof as recorded in Plat Book 6, Page 15, Public Records of Columbia County, Florida.**

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

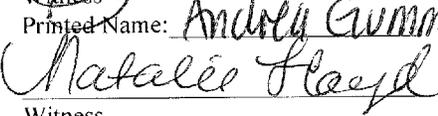
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

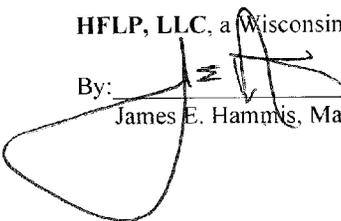
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

-----Remainder of Page Intentionally Left Blank-----

Signed, sealed and delivered in our presence:

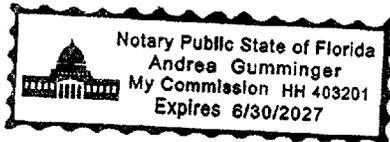
  
Witness  
Printed Name: Andrea Gumminger  
  
Witness  
Printed Name: Natalie Lloyd

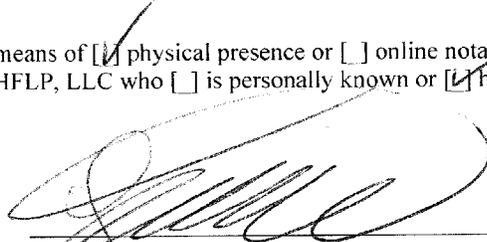
HFLP, LLC, a Wisconsin Limited Liability Company  
By:   
James E. Hamms, Manager

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7 day of July, 2023 by James E. Hamms, Manager of HFLP, LLC who  is personally known or  has produced a driver's license as identification.

[Seal]



  
Notary Public  
Print Name: Andrea Gumminger  
My Commission Expires: 06/30/2027