

COLUMBIA COUNTY Property Appraiser

Parcel 34-5S-16-03752-116 <https://search.ccpaf1.com/parcel/03752116165S34>

564 SW MORNING STAR GLN

Owners

MILLS KIM ERIC
MILLS CAROL HATHAWAY
425 SOUTHEAST 21ST TER
CAPE CORAL, FL 33990

Legal Description

LOT 16 SHANNA MEADOWS S/D.

AG 1020-1663, WD 1079-684, WD 1076-1234,
WD 1111-2314, QC 1169-801, WD 1528-621

Use: 0000: VACANT

Subdivision: SHANNA MEADOWS



Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615

File No 24-271

Parcel Identification No 34-5S-16-03752-116

[Space Above This Line For Recording Data]

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

This indenture made the **26th day of November, 2024** between **KENNETH RORABAUGH and PAULINE RORABAUGH, husband and wife**, whose post office address is 300 NE 20th Street, Unit 707, Boca Raton, FL 33431, of the County of Palm Beach, Florida, Grantor, to **KIM ERIC MILLS and CAROL HATHAWAY MILLS, husband and wife**, whose post office address is 425 Southeast 21st Terrace, Cape Coral, FL 33990, of the County of Lee, Florida, Grantee:

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 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:

Lot 16, Shanna Meadows, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 76 and 77, of the Public Records of Columbia County, Florida.

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

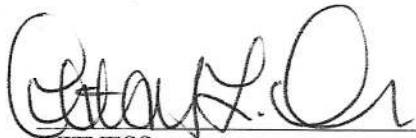
Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

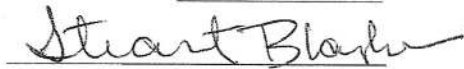
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:




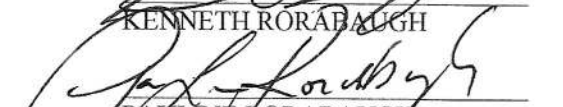
WITNESS

PRINT NAME: Crystal L. Curran



WITNESS

PRINT NAME: Stuart Blake


KENNETH RORABAUGH

PAULINE RORABAUGH

13900 Tech City Cir, 409

Alachua, FL 32615

WITNESS 1 ADDRESS

13900 Tech City Cir, 409

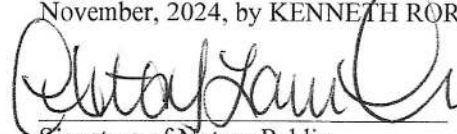
Alachua, FL 32615

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 20th day of November, 2024, by KENNETH RORABAUGH and PAULINE RORABAUGH.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Crystal Lane Curran

Personally Known:

OR Produced Identification: ☒

Type of Identification

Produced:

ID's.

