



## Documents for Recording

PDF - 80 KB

Prepared by and return to:

Heather Cochran  
 Security Title Services Inc., d/b/a Gilchrist Title Services  
 302 North Main Street  
 Trenton, FL 32693  
 File No 2024-13720

Parcel Identification No 02-75-16-04111-121

Signatures Above This Line For Recording Only**GENERAL WARRANTY DEED**

This indenture made the 23rd day of July, 2024 between Susan Hodson, and Allan Janeczek, whose post office address is 81 Soundview Road, Ridgefield, CT 06877, hereinafter called the Grantors, to Cameron Pope, and Maura Hill, whose post office address is 14722 208th Street, O'Brien, FL 32071, hereinafter called the Grantees:

(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 said Grantors, for and in consideration of the sum of SEVENTY THREE THOUSAND AND 00/100 (U.S.\$73,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, aliens, remises, releases, conveys confirms and sold to the said Grantees, the following described land, situate, lying and being in Columbia, Florida, to-wit:

North 1/2 of Lot 9 of LITTLE PINE FARMS, a subdivision, according to the Plat thereof as recorded in Plat Book 6, Page(s) 2, 2A, and 2B, of the Public Records of COLUMBIA County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth under the laws and constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

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

And Grantors hereby covenant with the Grantees 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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 Signature

Printed Name

Address: 401 Main St, Ridgefield, CT 06877

Susan Hodson

Allan Janeczek

Witness Signature

Printed Name

Address: 400 Main Street, Ridgefield, CT 06877

STATE OF FLORIDA  
 COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this \_\_\_\_ day of July, 2024, by Susan Hodson and Allan Janeczek.

Signature of Notary Public  
 Print, Type/Stamp Name of Notary

CAITLIN PATTERSON  
 NOTARY PUBLIC  
 My Commission Expires Feb. 28, 2025

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
 Type of Identification  
 Produced: driver's license

