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Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-134

Parcel Identification No 10-7S-17-09969-014

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WARRANTY DEED

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

This indenture made the 27th day of September, 2021 between James Michael Bunselmeier, whose post office address is 197 S E Silky Ct, High Springs, FL 32643, of the County of Columbia, State of Florida, Grantor, to Donna S. Hewett, Trustee of Donna S. Hewett Revocable Living Trust dated October 26, 2021, whose post office address is 19202 Northwest 151 Avenue, Alachua, FL 32615, of the County of Alachua, State of 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 4, OAK RIDGE FOREST, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 121, of the Public Records of Columbia County, Florida.

Grantor, James Michael Bunselmeier, warrants that this is not his homestead property nor is it contiguous to his homestead property.

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

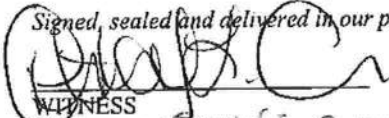
Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

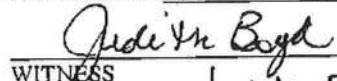
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims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

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

Signed, sealed and delivered in our presence:


WITNESS

PRINT NAME: Crystal L. Curran

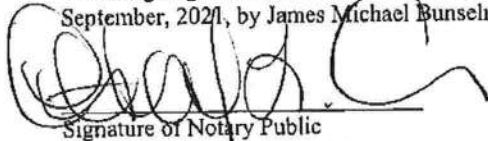

WITNESS

PRINT NAME: Judith Boyd


James Michael Bunselmeier

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of September, 2021, by James Michael Bunselmeier.


Signature of Notary Public

Print, Type/Stamp Name of Notary

Crystal L. Curran

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: 110

