

Consideration: \$322,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Suite 200
Sarasota, FL 34239
23-35062-001

Property Appraiser's Parcel ID No.: 03-4S-17-07570-019

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 9th day of August, 2023, by and between **DAVID WILLIAM BASHAM AND MADELEINE DREYER BASHAM, husband and wife**, whose address is **1392 46th Street, Sarasota, FL 34234** (hereinafter "GRANTOR"), and **CHRISTOPHER M. WEEKES AND ANICIA LEE WEEKES, husband and wife, as tenants by the entirety**, whose address is **6002 Cedar Lake Drive, Indianapolis, IN 46254** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Columbia County, Florida**, to wit:

LOT 19, SUZANNE SUBDIVISION-UNIT 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 91, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1)

Printed Name

Sustih Carone

(2)

Printed Name

Melanie Guarnieri

David William Basham

Madeleine Dreyer Basham

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 8th day of August, 2023, by David William Basham and Madeleine Dreyer Basham.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced:

Florida Driver License

