

This Instrument Prepared by and Return to:

**Robert R. Richardson**  
**UNIVERSITY CITY TITLE LLC**  
309 NE 1ST STREET  
GAINESVILLE, FL 32601  
Our File No.: 25-1918  
(Folio) Number: R03964-001

Inst: 202512006755 Date: 03/31/2025 Time: 3:23PM  
Page 1 of 2 B: 1536 P: 1821, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *W*  
Deputy Clerk Doc Stamp-Deed: 0.70

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## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the 22th day of March, 2025 by **JASON A. FLORENCE**, a single man, whose post office address is **3915 SW CENTERVILLE AVE, FORT WHITE, FL 32038** herein called the Grantor, to **JASON A. FLORENCE**, a single man and **CHRISTINE ANNE BEARE**, a single woman, as joint tenants with right of survivorship whose post office address is **3915 SW CENTERVILLE AVE, FORT WHITE, FL 32038**, hereinafter called the Grantees:

*(Wherever used herein the terms "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)*

**W I T N E S S E T H**: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in COLUMBIA County, State of Florida, viz.:

**Begin at the Northwest corner of the Southwest 1/4 of Southwest 1/4, Section 28, Township 8 South, Range 16 East, Columbia County, Florida, and run thence North 89 deg. 51 min. 40 sec. East, along the North line of said Southwest 1/4 of Southwest 1/4, 420.00 feet; thence due South 420.00 feet; thence South 89 deg. 51 min. 40 sec. West, 420.00 feet, to a point on the West line of said Southwest 1/4 of Southwest 1/4; thence due North along said West line, 420.00 feet to the Point of Beginning. Less and Except any portion lying within SW Centerville Ave.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.**

**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**, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert R. Richardson  
Witness #1 Signature

Robert R. Richardson  
Witness #1 Printed Name

309 NE 1st St  
Witness #1 Street Address

Gainesville FL 32601  
Witness #1 City, State Zip

Ed Richardson  
Witness #2 Signature

Esther Richardson  
Witness #2 Printed Name

5148 SW 103rd Way  
Witness #2 Street Address

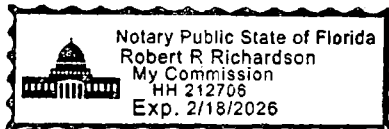
Gainesville, FL 32608  
Witness #2 City, State Zip

Jason A. Florence  
JASON A. FLORENCE

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 22th day of March, 2025, by JASON A. FLORENCE who is  
appeared by ☒ physical presence or ☐ online notarization and has produced FLR as identification.

SEAL



My Commission Expires:

Robert R. Richardson  
Notary Public

Printed Notary Name