

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 22-451

Parcel Identification No 21-7s-17-10039-10

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WARRANTY DEED

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

This indenture made the 23rd day of December, 2022 between The Hermitage, LLC, a Florida Limited Liability Company, whose post office address is 20638 Northwest 78th Avenue, Alachua, FL 32615, of the County of Alachua, State of Florida, Grantor, to Jeffrey B. Fischer and Beth Ann Fischer, a married couple, as tenants by the entirety, whose post office address is 16707 Northwest 167th Place, Alachua, FL 32615, of the County of Alachua, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 5, Hermitage, according to the Plat thereof, recorded in Plat Book 9, Page(s) 28 and 29, 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 2023 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 Grantees 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:

CO

WITNESS

PRINT NAME: Christine Opett

Anta W. Frankenberg

WITNESS

PRINT NAME: Anta W. Frankenberg

The Hermitage, LLC, a Florida Limited Liability Company

By: Mark P. Sullivan

Mark P. Sullivan, MGRM

By: Nancy J. Sullivan

Nancy J. Sullivan, MGRM

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of December, 2022, by Mark P. Sullivan and Nancy J. Sullivan, MGRMS of The Hermitage, LLC.

CO

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Drivers License

