

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA22-111925
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this August 18th, 2022, A.D. by Kenneth Lee Stapleton, a single man, whose address is: 335 SW Freedom Court, P. O. Box 1041, FT White, FL 32038 hereinafter called the grantor, to Oleg Emanuel Dukhin and Marina Borger, husband and wife, whose post office address is: 335 SW Freedom Court, FT White, FL 32038, hereinafter called the grantee:

(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 the grantor, for and in consideration of the sum of Ten 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, Florida, viz:

Lot 19, ICHETUCKNEE MEADOWS, according to the plat thereof as recorded in Plat Book 4, Page 66 and 66A of the Public Records of Columbia County, Florida

Parcel ID No.: 18-6S-16-03865-019

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 grantee 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; that the grantor hereby fully 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 the current year.

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
incidental to the issuance of a title insurance policy
File No.: GA22-111925

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Linda S. Donnelly

Kenneth Lee Stapleton

Witness Printed Name: LINDA S. DONNELLY

Kenneth Lee Stapleton

Rowley

Address:

Witness Printed Name:

Britany Rowley

335 SW Freedom Court, P. O. Box 1041
FT White, FL 32038

State of Florida
County of Alachua

The foregoing instrument was executed and acknowledged before me this 18th of August, 2022, by means of ☒ Physical Presence or ☐ Online Notarization, by Kenneth Lee Stapleton, a single man, who is/are personally known to me or who has produced a valid driver's license as identification.

Linda S. Donnelly
Notary Public

My Commission Expires: 8/28/2023

(SEAL)

