

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 23-454

Parcel Identification No R10006-223

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WARRANTY DEED

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

This indenture made the 27th day of October, 2023 between Mikhail Dubrovsky and Tatyana Dubrovsky, a married couple, whose post office address is 1225 Yellowheart Way, Hollywood, FL 33019, of the County of Broward, State of Florida, Grantors, to Derek Powell and Joanna Powell, a married couple, as joint tenants, whose post office address is 20345 Northwest 248th Drive, High Springs, FL 32643, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 23, River Rise Residential Subdivision, Unit 1, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 51, 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS #1

PRINT NAME: LAURA ROLO

WITNESS #2

PRINT NAME: Shanida Lamberto

Mikhail Dubrovsky

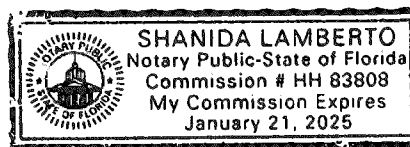
Tatyana Dubrovsky

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 27 day of October, 2023, by Mikhail Dubrovsky and Tatyana Dubrovsky.

Signature of Notary Public Shanida Lamberto
Print, Type/Stamp Name of Notary Exp. 01/21/2025



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL DRIVER L.

MIKHAIL DUBROVSKY [REDACTED]

TATYANA DUBROVSKY [REDACTED]