

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 24-231

Parcel Identification No 25-6S-15-00519-112

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WARRANTY DEED
(STATUTORY FORM SECTION 689.02, F.S.)

This indenture made the **9th day of September, 2024** between **Justin Guthrie and Shayla Guthrie, a married couple**, whose post office address is 1350 Southwest Wilson Springs Road, Fort White, FL 32038, of the County of Columbia, Florida, Grantor, to **David E. Kirkman and Victoria I. Kirkman, a married couple, as joint tenants**, whose post office address is 50 East Fairchild Place, Hanover, NJ 07981, of the County of Morris, New Jersey, Grantee:

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

PARCEL 12

COMMENCE AT THE NE CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 15 EAST, AND RUN THENCE S88°35'00"W, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 997.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°35'00"W, A DISTANCE OF 332.58 FEET; THENCE S01°26'50"E, A DISTANCE OF 1329.10 FEET; THENCE N88°32'50"E, A DISTANCE OF 332.24 FEET; THENCE N01°25'57"W, A DISTANCE OF 1328.89 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN APPARENT POWER LINE EASEMENT

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 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 Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Justin Guthrie
Justin Guthrie

Shayla Guthrie
Shayla Guthrie

**16407 NW 174th Dr. Suite C
Alachua, FL 32615**

WITNESS 1 ADDRESS

CA
WITNESS
PRINT NAME: *Christina Soistman*

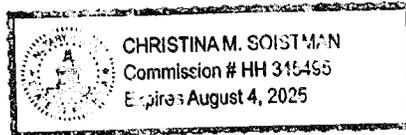
*7699 SW US Hwy 27
Fort White, FL 32038*
WITNESS 2 ADDRESS

Gregory Anderson
WITNESS
PRINT NAME: *Gregory Anderson*

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this *6* day of September, 2024, by Justin Guthrie and Shayla Guthrie.

CA
Signature of Notary Public
Print, Type Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: *Drivers license*