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Prepared by and return to:

Crystal Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 20-17

Parcel Identification No R01091-003

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4th day of February, 2020 between Joseph Henry Nieporte and Elizabeth Ann Nieporte, husband and wife, both Individually and as Trustees of The Nieporte Family Trust dated October 18, 2018, whose post office address is 404 SW 7th Avenue @, of the County of Palm Beach FL 33486, Grantor, to Diane Dermott, a married woman and Gary Dermott, as joint tenants, whose post office address is 14620 Canalview Drive, B, Delray Beach, FL 33484, of the County of Palm Beach, 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 94, THREE RIVER ESTATES UNIT NO. 18, according to the map or plat thereof, recorded in Plat Book 6, Page 12, 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 2019 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:

Perri Hazari
WITNESS
Juliana Isaziga
WITNESS

The Nieporte Family Trust dated October 18, 2018

By: Joseph Henry Nieporte
Joseph Henry Nieporte, both Individually and as Trustee

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 3rd day of Feb., 2020, by Joseph Henry Nieporte, both Individually and as Trustee of The Nieporte Family Trust dated October 18, 2018.

Robin Bari
Signature of Notary Public
Print, Type/Stamp Name of Notary Robin Bari

Personally Known: X OR Produced Identification: ✓
Type of Identification
Produced: FL DL Exp 08.07.2026

Robin Bari
State of Florida
My Commission Expires 08/04/2020
Commission No. GG 18506
Bonded through Western Surety Company

Sigrid A. Latino
WITNESS
Jonathan Antunes
WITNESS

The Nieporte Family Trust dated October 18, 2018

By: Elizabeth Ann Nieporte
Elizabeth Ann Nieporte, both Individually and as Trustee

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 3 day of February, 2020, by Elizabeth Ann Nieporte, both Individually and as Trustee of The Nieporte Family Trust dated October 18, 2018.

Christopher Salazar
Signature of Notary Public
Print, Type/Stamp Name of Notary Christopher Salazar

Personally Known: ✓ OR Produced Identification: ✓
Type of Identification
Produced: FL DRIVER'S LICENSE

CHRISTOPHER SALAZAR
Notary Public - State of Florida
Commission # GG 18539
My Comm. Expires 08/04/2023

CHRISTOPHER SALAZAR
Notary Public - State of Florida
Commission # GG 341939
My Comm. Expires Jun 5, 2023

Warranty Deed

CHRISTOPHER SALAZAR
Notary Public - State of Florida
Commission # GG 18539
My Comm. Expires 08/04/2023