

Prepared by and return to:

Meghan King
Cloud Title
200 Central Avenue, 4th Floor
St. Petersburg, FL 33701
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File No 2024-259

Parcel Identification No 273S17-05587-004

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WARRANTY DEED

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

This indenture made the 16th day of September, 2024 between Sylvia Newell, a single woman, whose post office address is 8435 187th Place, Live Oak, FL 32060, of the County of Suwannee, State of Florida, Grantor, to Edward Spencer and Jacqueline Green Spencer, a married couple, as tenants in common, whose post office address is 3830 46th Street, Vero Beach, FL 32967, of the County of Columbia, State of Florida, Grantees:

Witneseth, 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:

Commence at the NE corner of SW 1/4 of SW 1/4, Section 27, Township 3 South, Range 17 East, Columbia County, Florida, and run thence South 87°24'04" West, along the North line of SW 1/4 of SW 1/4, 667.85 feet; thence South 1°27'07" East, 377.73 feet to the Point of Beginning; thence South 89°21'07" East, 462.31 feet; thence South 2°04'11" East, 274.00 feet; thence North 86°26'02" West, 20 feet; thence North 2°04'11" West, 30 feet; thence North 86°26'02" West, 446.58 feet; thence North 1°27'07" West, 234.11 feet to the Point of Beginning.

AND

Commence at the SE corner of the SW 1/4 of SW 1/4, Section 27, Township 3 South, Range 17 East, Columbia County, Florida, and run North 2°10'34" West, along the East line of said SW 1/4 of SW 1/4, a distance of 613.71 feet to the Point of Beginning; thence South 86°39'17" West, and parallel to the South line of the SW 1/4 of SW 1/4, 208.71 feet; thence North 2°10'34" West, 40 feet; thence North 86°39'17" East, 208.71 feet to the East line of the said SW 1/4 of SW 1/4; thence South 2°10'34" East, along said East line 40 feet to the Point of Beginning.

Together with that certain 1975 Skyline Double Wide Mobile Home, Vehicle Identification Numbers: 20647R and 20647L, situated upon said land and considered part thereof.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 8435 187th Place, Live Oak, FL 32060.

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sylvia Newell

Sylvia Newell

[Signature]

WITNESS

PRINT NAME: Dylan Lee Kennelly

[Signature]

WITNESS

PRINT NAME: Paula Ann Wheeler

29156 Crawford Ave.

Punta Gorda, FL 33482

WITNESS 1 ADDRESS

786 NW Stephen Ford Dr

White Springs, FL 32096

WITNESS 2 ADDRESS

STATE OF Florida

COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th
day of September, 2024, by Sylvia Newell.

[Signature]

Signature of Notary Public Paula Ann Wheeler

Print, Type/Stamp Name of Notary

Paula Ann Wheeler - Notary Public State of Florida

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL DL

