

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-7252MS

Parcel Identification No 15-4S-17-08355-337

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 11 day of September, 2023 between **Taylor M. Naatz, a Single Woman**, whose post office address is **26 Greenlea Circle, Crawfordville, FL 32327**, of the County of Wakulla, State of Florida, Grantor, to **Theresa Ann Salerno, a Single Woman**, whose post office address is **434 SE Bennie Lane, Lake City, FL 32025**, of the County of Columbia, State of Florida, 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:

Lot 37, Block C, Hidden Acres Phase II, a subdivision as recorded in Plat Book 7, Pages 65 and 66, Columbia County, Florida.
Together with a 2004 King Doublewide Mobile Home bearing Title Numbers 88791343 & 88791298.
The Titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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

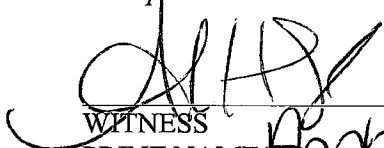
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

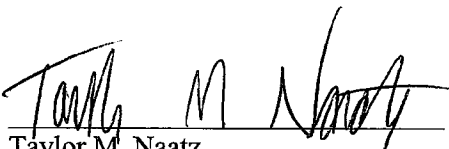
TO HAVE AND TO HOLD the same in fee simple forever.

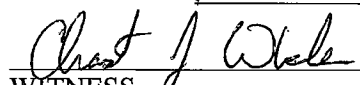
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims 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:*

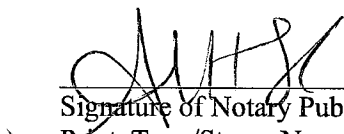

WITNESS
PRINT NAME: Amber H Suhl

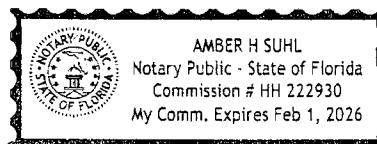

Taylor M. Naatz


WITNESS
PRINT NAME: Christ J Whelan

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of September, 2023, by Taylor M. Naatz.


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



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: DL