

Prepared by and return to:  
**Gumminger Law, PLLC**  
**Andrea Gumminger, Esq.**  
**18731 NW US Hwy 441**  
**High Springs, FL 32643**  
**(386) 454-0688**  
File Number: 24-290N

Parcel Identification No. 27-6S-17-09784-114

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this **14th day of January, 2025** between **Nicole Bleuer, a single woman** whose post office address is **1456 O'Keefe Rd, Hudson, WI 54016** of the County of **Saint Croix**, State of **Wisconsin**, grantor\*, and **Tracy A. Berry and Ronald C. Berry, Husband and Wife** whose post office address is **337 SE Loxley Gln, Lake City, FL 32024** of the County of **Columbia**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

**Lot 14, Shadow Wood, Unit II, according to the map or plat thereof as recorded in Plat Book 6, Page 24, Public Records of Columbia County, Florida.**

**Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Together with a 1998 VALU Singlewide Mobile Home containing VIN #GAFLW39A10337V421.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Natalie Lloyd

Witness

Printed Name: Natalie Lloyd

P.O. Address: 18731 NW US Hwy 441

High Springs, FL 32643

[Signature]

Witness

Printed Name: Andrea Gumminger

P.O. Address: 18731 NW US Hwy 441

High Springs, FL 32643

[Signature]

Nicole Bleuer

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this  
14th day of January, 2025 by Nicole Bleuer who [☐] is personally known or [☒] has produced a driver's license as  
identification.

[Seal]



**NATALIE LLOYD**  
Notary Public  
State of Florida  
Comm# HH409786  
Expires 6/13/2027

Natalie Lloyd

Notary Public

Print Name: Natalie Lloyd

My Commission Expires: 6/13/2027