

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 2025-8544CC

Parcel Identification No 33-1S-17-04640-005

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WARRANTY DEED

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

This indenture made the 24 day of February, 2025 between **Thomas A. Benelli and Catherine M. Benelli, husband and wife**, whose post office address is **11202 Fox Meade Road, Louisville, KY 40229**, of the County of Jefferson, Commonwealth of Kentucky, Grantors, to **Jaimee Devita, a single woman, and Steven Pullman, a single man, as joint tenants with right of survivorship**, whose post office address is **11757 N US Hwy 441, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 County, Florida, to-wit:

Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 1 South, Range 17 East, Columbia County, Florida; run thence along the West side of said S 1/2 of NW 1/4 of SE 1/4, South 0°22'56" West, 700.00 feet; run thence North 89°52'36" East, approximately 87.67 feet to a point on the East right-of-way line of U.S. Hwy 441, and also the Point of Beginning, continue North 89°52'36" East, approximately 1187.54 feet to the West right-of-way line of a 40 foot county maintained road, run thence along said West line South 0°52'24" East, 359.64 feet; run thence South 89°52'36" West, 1207.23 feet to the East right-of-way line of U.S. Hwy 441, run thence along a curve to the left having a radius of 3869.72 feet, an arc distance of 360.09 feet to the Point of Beginning.

Together with 1996 GRANT double-wide mobile home, VIN #'s: GAGMTD1283A & GAGMTD1283B, Title #'s: 70258755 & 70258756. The Titles for the 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 2024 and subsequent years, not yet due and payable; covenants, restrictions,

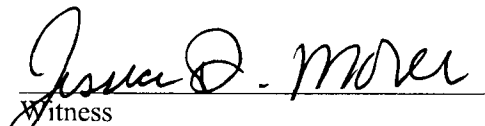
easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:*

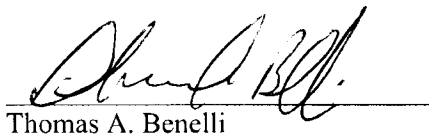

Witness

Print Witness Name and Address:

Jessica D. Moore

426 SW Commerce Dr.#145

Lake City, FL 32025


Thomas A. Benelli


Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

Lake City, FL 32025

Jessica D. Moore
Witness

Print Witness Name and Address:

Jessica D. Moore

426 SW Commerce Dr.#145

Lake City, FL 32025

Catherine M. Benelli
Catherine M. Benelli

Savannah H. Raulerson
Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 26 day of February, 2025 by Thomas A. Benelli and Catherine M. Benelli, who () is/are personally known to me or who (☒) has/have produced AKL as identification.

Jessica D. Moore
Signature of Notary Public

Print, Type/Stamp Name of Notary
Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025

