

Parcel Identification No. 22-7S-16-04291-005376.70

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## Warranty Deed

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

This Indenture made this 29th day of December, 2022 between Sean M. Boyle, a married man whose post office address is 678 SW Quarry Circle, Fort White, FL 32038 of the County of Columbia, State of Florida, grantor\*, and Tonya L. Avery, a single woman whose post office address is 180 SW Horseshoe Loop, Fort White, FL 32038 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:

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, LESS the existing road right of way, all lying and being in Section 22, Township 7 South, Range 16 East, Columbia County, Florida.

TOGETHER WITH: 1985 Omni HS ID # 0M3962A and 0M3962B, which is permanently affixed to the lands above-described and, as such is deemed to be a fixture and part of the real estate.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 homestead property. Grantor's residence and homestead address is 678 SW Quarry Circle, Fort White, FL 32038.

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.

Printed Name: Natalie Lloya

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of December, 2022 by Sean M. Boyle who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name:

My Commission Expires:

Dmarden

Danielle M. Marden

2/6/25

