

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: 23-201D

Parcel Identification No. **03-4S-16-02739-206**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## Warranty Deed

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

**This Indenture** made this 16<sup>th</sup> day of August, 2023 between **Suzanne M. Olivit, a single woman** whose post office address is **3743 NW Huntsboro Ave, Unit 101, Lake City, FL 32055** of the County of **Columbia**, State of **Florida**, grantor\*, and **Russell Tabone and Sheila Tabone, Husband and Wife** whose post office address is **255 SW Phillips Circle, 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 6, Turkey Run, according to the map or plat thereof as recorded in Plat Book 7, Page 116, Public Records of Columbia County, Florida.**

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


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.

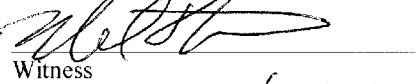
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

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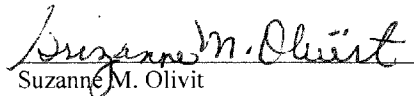
Signed, sealed and delivered in our presence:

  
Witness

Printed Name: Andrea Gumminger

  
Witness

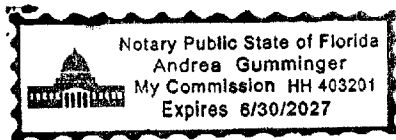
Printed Name: Michael Strailer

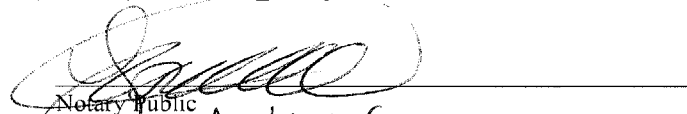
  
Suzanne M. Olivit

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16<sup>th</sup> day of August, 2023 by Suzanne M. Olivit who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



  
Notary Public  
Print Name: Andrea Gumminger  
My Commission Expires: 08/30/2027