

After Recording Return to:
Heather Parker
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

This Instrument Prepared by:
Heather Parker
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
124S1602941126
File No.: 1376329

WARRANTY DEED

This Warranty Deed, Made the 1st day of September, 2021, by Christopher J Schuldt, a single man, whose post office address is: 245 SW Plantation Ter, Lake City, FL 32025, hereinafter called the "Grantor", to JoAnn T Lev, a single woman and William A Fochi, a single man, as tenancy in common, whose post office address is: 160 SW Orange Blossom Ct, Lake City, FL 32025, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Columbia County, Florida**, to wit:

Lot 26, Southern Landings Aviation Subdivision, according to the plat thereof, recorded in Plat Book 7, Page 205, of the Public Records of Columbia County, Florida.

The property is the homestead of the Grantor(s).

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Christopher J Schuldt

Witness Signature: [Signature]
Printed Name: Michael J. Con

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 01 day of September, 2021 by Christopher J Schuldt, a single man, who has produced Virginia identification.

[Signature]
Notary Public Signature

Printed Name: Deanna P Spicer

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: 02/24/2025
(SEAL)

