

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
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High Springs, FL 32643
(386) 454-0688
File Number: **25-116A**

Parcel Identification No. **15-7S-17-09986-025**

_____[Space Above This Line For Recording Data]_____

Warranty Deed

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

This Indenture made this **1st day of August, 2025** between **Pamela Savage Nelson, a married woman, Rebecca Mueller, a married woman, Valerie Catherine Savage, a single woman and Thomas Joseph Savage, a married man** whose post office address is **4803 Dogwood Trl, Richmond, TX 77406** of the County of **Fort Bend**, State of **Texas**, grantor*, and **Dennis Boyd and Kristin Meri Boyd, Husband and Wife** whose post office address is **352 SE Happy Valley Gln, High Springs, FL 32643** of the County of **Alachua**, 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 24, Happy Valley, a subdivision according to the map or plat thereof, as recorded in the Office of the Clerk of the Circuit Court, Columbia County, Florida, in Plat Book 4, Page 43, of the 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.

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: 4803 Dogwood Trl, Richmond, TX 77406 (Pamela Savage Nelson) and 637 Waterbury Dr, Aurora, IL 60504 (Rebecca Mueller) and 10840 Yare Circle NW, Canal Fulton, OH 44614 (Thomas Joseph Savage).

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.

----- **Remainder Intentionally Left Blank** -----

Pactima eNotary (RON) Package ID: ef0CkuJioB4smwzgQqvwp / Document ID: [1] 8pk6AKz3QcxxHrWjRyW2l

Signed, sealed and delivered in our presence:

Maria Alexandra Rohl Withoff

Witness

Printed Name: Maria Alexandra Rohl Withoff

P.O. Address: 23327 Damasco Dr.
Richmond, TX 77406

Berjoh Elise Fullilove

Witness

Printed Name: Berjoh Elise Fullilove

P.O. Address: 3971 SW Laffite St
Port St. Lucie FL 34953

Pamela Savage Nelson

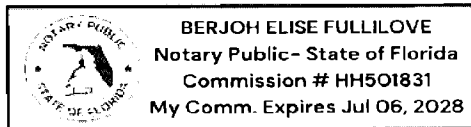
Pamela Savage Nelson

State of Florida

County St. Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18th day of July, 2025 by Pamela Savage Nelson who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]



Berjoh Elise Fullilove

Notary Public

Print Name: Berjoh Elise Fullilove

My Commission Expires: 07/06/2028

Signed, sealed and delivered in our presence:

Chad Mueller
Witness
Printed Name: Chad Mueller
P.O. Address: 637 Watersham Dr
Aurora, IL 60504

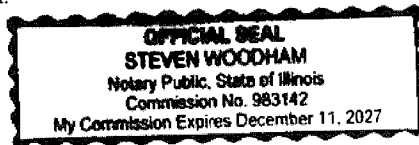
Rebecca Mueller
Rebecca Mueller

Carey Woodham
Witness
Printed Name: CAREY WOODHAM
P.O. Address: 355 MEADOWVIEW LN
Aurora, IL 60502

State of ILLINOIS
County DUPAGE

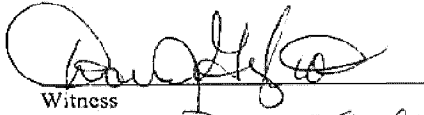
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of July, 2025 by Rebecca Mueller who ☒ is personally known or ☐ has produced drivers' licenses as identification.

[Seal]



Steven Woodham
Notary Public
Print Name: STEVEN WOODHAM
My Commission Expires: 12/11/2027

Signed, sealed and delivered in our presence:



Witness

Printed Name: Donna J. Gugliotta

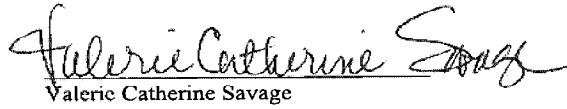
P.O. Address: 35401 Vine St.
Eastlake, OH 44095



Witness

Printed Name: Mireks Nixon

P.O. Address: 35401 Vine St
Eastlake, OH 44095

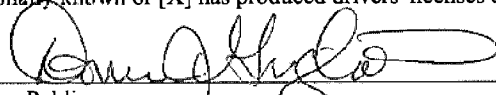


Valerie Catherine Savage

State of Ohio
County Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of July, 2025 by Valerie Catherine Savage who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: Donna J. Gugliotta

My Commission Expires: 11-01-2029



DONNA J GUGLIOTTA

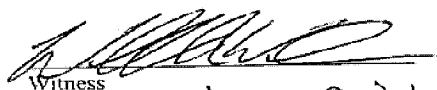
Notary Public, State of Ohio

Commission No. 2014-RE-511479

My Commission Expires

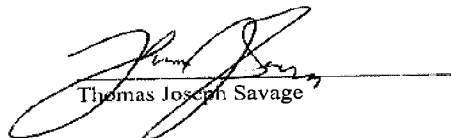
November 1, 2029

Signed, sealed and delivered in our presence:



Witness

Printed Name: William A. Wilson
P.O. Address: 5844 W. W. Brook St NW
Canton, OH 44718


Thomas Joseph Savage

Diane K. Henderson
Witness

Printed Name: Diane K. Henderson
P.O. Address: 7487 Fulton Dr NW
Massillon OH 44646

State of Ohio
County Stark

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of July, 2025 by Thomas Joseph Savage who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]



Diane Henderson

Notary Public, State of Ohio

My Commission Expires June 17, 2029

Diane K. Henderson
Notary Public
Print Name: Diane K. Henderson
My Commission Expires: 06/17/2029