

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 22-38

Parcel Identification No 14-6S-16-03818-209

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **4th day of February, 2022** between **Angela H. Delasko, a single woman**, whose post office address is **11660 Sage Boulevard, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **Gerald Murphy, a single man and Laura Cleveland, a single woman**, whose post office address is **440 Southwest Albany Terrace, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantees:

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

Lot 9

COMMENCE at the Northeast corner of Section 14, Township 6 South, Range 16 East, Columbia County, Florida and run S89°15'49"W along the North line of said Section 14 a distance of 859.91 feet; thence S05°57'08"E 334.32 feet to the POINT OF BEGINNING; thence continue S05°57'08"E 333.00 feet; thence S89°15'49"W 1329.11 feet to the East maintained right-of-way line of Old Wire Road; thence run Northerly along said East maintained right-of-way line 332 feet more or less; thence N89°15'49"E 1306.87 feet to the POINT OF BEGINNING.

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

Subject to taxes for 2021 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Crystal Lane Curran
WITNESS
PRINT NAME: CRYSTAL CURRAN

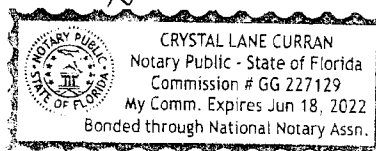
Angela H. Delasko
Angela H. Delasko

Damon D. Watson
WITNESS
PRINT NAME: DAMON D. WATSON

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of February, 2022, by Angela H. Delasko.

Crystal Lane Curran
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification 110
Produced: _____