

Prepared by and return to:  
**JAMES F. GRAY, ESQ.**  
**JAMES F. GRAY, P.A.**  
**3615 B NW 13th Street**  
**Gainesville, FL 32609**  
**352-371-6303**  
File Number: **NIMSGER 25**

Parcel Identification No. **33-6S-17-09834-206**

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

## **Warranty Deed**

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

This Indenture made this 6<sup>th</sup> day of June, 2025 between **ROBERT J. NIMSGER, Individually and as Trustee of the ROBERT J. NIMSGER REVOCABLE LIVING TRUST AGREEMENT dated April 24, 2006**, whose post office address is **19740 SW 77th Loop, Dunnellon, FL 34432** of the County of **Marion**, State of **Florida**, and **DORIS A. NIMSGER, Individually and as Trustee of the DORIS A. NIMSGER REVOCABLE LIVING TRUST AGREEMENT dated April 24, 2006** whose post office address is **9396 Sun River Way, Estero, FL 33928** of the County of **Lee**, State of **Florida**, grantor\*, and **JAMES V. GALLO** whose post office address is **12209 83rd North, West Palm, Beach, FL 33412** of the County of **Palm Beach**, 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:

**See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.**

**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.**

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 this 6<sup>th</sup> day of June, 2025.

Signed, sealed and delivered in our presence:

Wesley Tibbatts

Signature of Witness No. 1

Wesley Tibbatts

Printed Name of Witness No. 1

11100 SW 93<sup>rd</sup> Ct Rd Ste 10

Ocala, FL 34481

Address of Witness No. 1

Colin Fazio

Signature of Witness No. 2

Colin Fazio

Printed Name of Witness No. 2

11100 SW 93<sup>rd</sup> Ct Rd Ste 10

Ocala, FL 34481

Address of Witness No. 2

Robert J. Nimsger

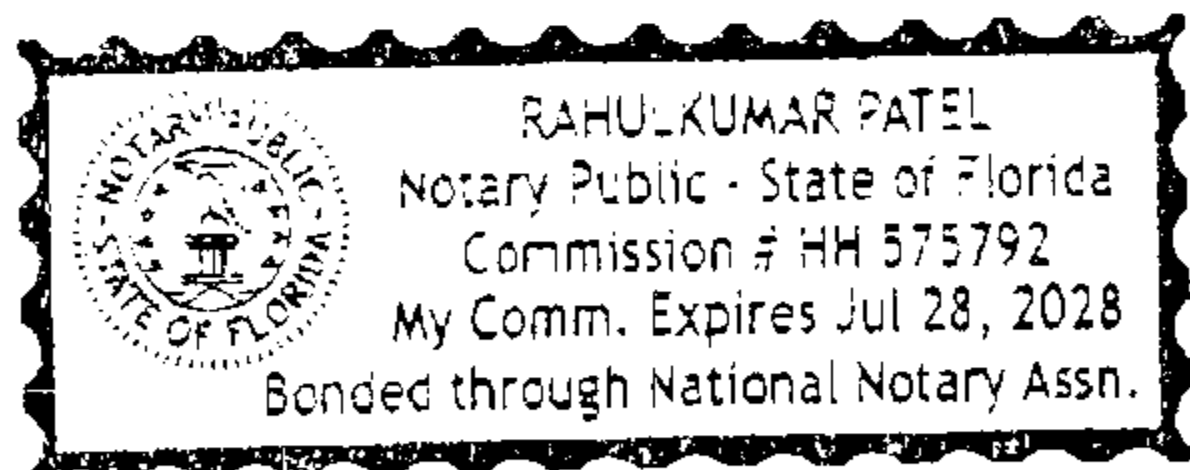
ROBERT J. NIMSGER,

Individually and as Trustee of the Robert J. Nimsger Revocable Living Trust Agreement dated April 24, 2006

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6<sup>th</sup> day of June, 2025 by ROBERT J. NIMSGER, Individually and as Trustee of the ROBERT J. NIMSGER REVOCABLE LIVING TRUST AGREEMENT dated April 24, 2006, who ☐ is personally known or ☒ has produced a driver's license as identification.



Rahul Kumar Patel

NOTARY PUBLIC – State of Florida

Rahul Kumar Patel

Printed Name

My Commission Expires: \_\_\_\_\_

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 3 day of June,

Signed, sealed and delivered in our presence:

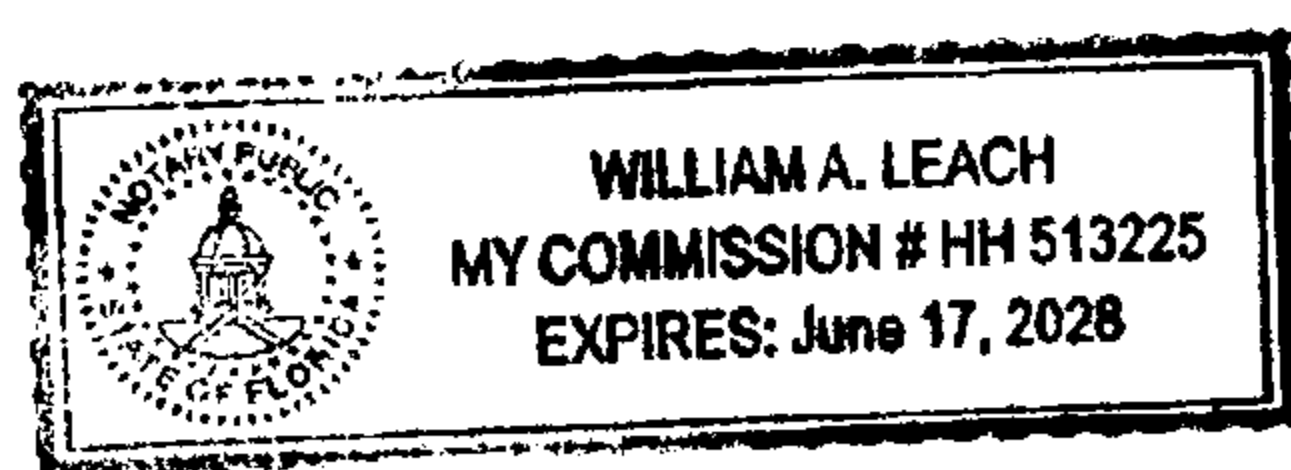
Chris Hawley  
Signature of Witness No. 1  
CHRIS HAWLEY  
Printed Name of Witness No. 1  
20851 Tanglewood Ln  
ESTERO, FL 33928  
Address of Witness No. 1

Neal Mintz  
Signature of Witness No. 2  
NEAL MINTZ  
Printed Name of Witness No. 2  
9560 LISON DR  
ESTERO FL  
Address of Witness No. 2

Doris A. Nimsger  
DORIS A. NIMSGER,  
Individually and as Trustee of the Doris A.  
Nimsger Revocable Living Trust dated April 24,  
2006

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of June, 2025 by DORIS A. NIMSGER, Individually and as Trustee of the Doris A. Nimsger Revocable Living Trust dated April 24, 2006, who ☐ is personally known or ☒ has produced a driver's license as identification.



William A. Leach  
NOTARY PUBLIC – State of Florida  
William Leach  
Printed Name  
My Commission Expires: 6/17/2028

## **LEGAL DESCRIPTION**

### **EXHIBIT A**

**Lot F, Rumph Farms, Columbia County, Florida, being more particularly described as follows:**

**A part of the East 1/2 of Section 33, Township 6 South, Range 17 East more particularly described as follows: Commence at the Northwest corner of the said East 1/2 and run South 01 degrees 01 minutes 35 seconds East along the West line thereof, 1985.29 feet for a Point of Beginning; thence North 88 degrees 30 minutes 45 seconds East, 1346.50 feet; thence South 01 degrees 30 minutes 17 seconds East, 328.0 feet; thence South 88 degrees 30 minutes 46 seconds West, 1349.24 feet to the West line of the said East 1/2; thence North 01 degrees 01 minutes 35 seconds West, 328.0 feet to the Point of Beginning.**

**AND**

**Lot G, Rumph Farms, Columbia County, Florida, being more particularly described as follows:**

**A part of the East 1/2 of Section 33, Township 6, South, Range 17 East more particularly described as Commence at the Northwest corner of said East 1/2 and run S. 01 degrees 01' 35" E. along the West line thereof, 2313.29 feet for a Point of Beginning. Thence N. 88 degrees 30' 46" E., 1349.24 feet; thence S. 01 degrees 30' 17" E. 328.50 feet; thence S. 88 degrees 30' 48" W. 1351.98 feet to the West line of the said East 1/2;.thenec N. 01 degrees 01' 35" W. along said West line, 328.50 feet to the Point of Beginning.**