

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 24-296

Parcel Identification No 00-00-00-01180-000 (3718)

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4th day of September, 2024 between Fred A. Conover, Jr. and Cathy A. Conover, a married couple, whose post office address is 17 Conover Way, Lagrangeville, NY 12540, of the County of Dutchess, New York, Grantor, to Judson Allen West and Lori T. West, a married couple, as tenants by the entirety, whose post office address is 24196 US Highway 90, Sanderson, FL 32087, of the County of Baker, Florida, Grantee:

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 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, Florida, to-wit:

Lots 40, 41 and 42, Three Rivers Estates Unit No. 19, according to the Plat thereof, recorded in Plat Book 6, Page(s) 13, of the Public Records of Columbia County, Florida.

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

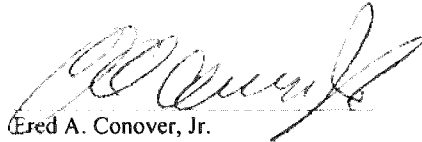
Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

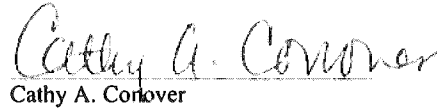
TO HAVE AND TO HOLD the same in fee simple forever.

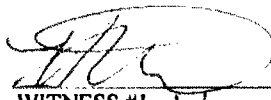
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Fred A. Conover, Jr.


Cathy A. Conover


WITNESS #1
PRINT NAME: Heather Garon


11 Conover Way
Lagrangeville NY 12540
WITNESS 1 ADDRESS


WITNESS #2
PRINT NAME: Kenneth P. Garon

11 Conover Way
Lagrangeville, NY 12540
WITNESS 2 ADDRESS

STATE OF New York
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 29th day of August, 2024, by Fred A Conover, Jr. and Cathy A Conover.


Signature of Notary Public
Print, Type/Stamp Name of Notary

JOCELYN CHAPMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CH0010547
Qualified in Dutchess County
Commission Expires July 03, 2027

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: Driver's License