

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2019-2943
Parcel Identification No 03-6S-16-03767-403

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of June, 2019 between Christopher J. Bida, a Single Man, Shannon Elizabeth Battista, a Single Woman and Arun Ashok Panjabi, a Married Man, conveying his Non Homestead Property, whose post office address is 8 Green Pointe Drive, Welland, Ontario L3C 6Y2, Canada, Grantors, to David Warren Kutner and Deirdre Ann Kutner, Husband and Wife, whose post office address is 71 Bush Rock Road, Colchester, CT 06415, of the County of New London, State of Connecticut, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 3, of SEDGEFIELD PHASE 4, according to the Plat thereof, as recorded in Plat Book 8, Pages 65 and 66, of the Public Records of Columbia County, Florida.

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

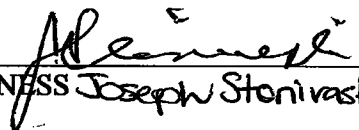
Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

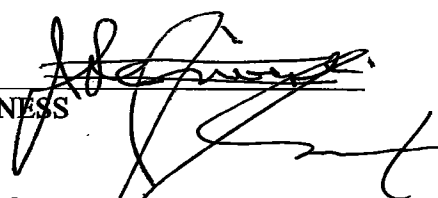
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful 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:


WITNESS Joseph Stonivaski

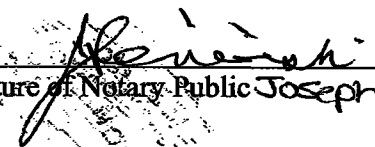

Christopher J. Bida


WITNESS


Shannon Elizabeth Battista

Province
STATE OF Ontario
COUNTY OF Regional Municipality of Niagara

The foregoing instrument was acknowledged before me this 2nd day of July, 2019, by Christopher J. Bida and Shannon Elizabeth Battista, who are personally known to me or have produced Ontario Driver's License as identification.


Signature of Notary Public Joseph Stonivaski

*Signed, sealed and delivered
in our presence:*

Wm Haynes
WITNESS *Wm Haynes*

Stephanie Osborne
WITNESS *Stephanie Osborne*

Arun Ashok Panjabi
Arun Ashok Panjabi

STATE OF *U.S. Virgin Islands*
COUNTY OF *St. Thomas St. John*

The foregoing instrument was acknowledged before me this *20th* day of June, 2019, by Arun Ashok Panjabi, who is personally known to me or has produced *USVI Drivers license* as identification.

60000 ~~77777~~ exp 8/9/2021
issued 5/14/18

Denise M. Bukle
Signature of Notary Public *Denise M. Bukle*

