

After Recording Return to:
Teannah Silpa
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

This Instrument Prepared by:
Teannah Silpa
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
16-4S-16-03026-102
File No.: 1943567

WARRANTY DEED

This Warranty Deed, Made the 25th day of February, 2023, by Timothy Camiel and Sequeta Camiel, husband and wife, whose post office address is: 128 SW Kimberly Ln, Lake City, FL 32024, hereinafter called the "Grantor", to Joann T Lev, a married woman and William A Fochi Sr., a married man, as Joint Tenants with Rights of Survivorship, whose post office address is: 205 SW Bre Ln, Lake City, FL 32024, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Columbia County, Florida**, to wit:

Lot 2, KIMBERLY OAKS, a Subdivision according to Plat thereof as recorded in Plat Book 7, Page 198, of the Public Records of Columbia County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: <u><i>Susan T. White</i></u>	<u><i>Timothy Camiel</i></u>
Printed Name: Susan T. White	Timothy Camiel
Witness Signature: <u><i>Madeleine Hernandez</i></u>	<u><i>Sequeta Camiel</i></u>
Printed Name: Madeleine Hernandez	Sequeta Camiel

State of Florida
County of ~~Columbia~~ Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25th day of February, 2023 by **Timothy Camiel and Sequeta Camiel, husband and wife**, who has produced FL Driver's Licenses as identification.

Madeleine Hernandez My Commission Expires: 5/3/2024
Notary Public Signature (SEAL)

Printed Name: ~~Timothy Camiel~~ Madeleine Hernandez

☒ Online Notary (Check Box if acknowledgment done by Online Notarization)

Completed via Remote Online Notarization using 2 way Audio/Video technology.

