

Prepared by and return to:  
Wetherington Hamilton, PA  
812 W. Dr. MLK, Jr. Blvd. Suite 101  
Tampa, FL 33603  
813-225-1918  
File Number: 7939-2405.1

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## Warranty Deed

This Warranty Deed made this 21<sup>st</sup> day of June, 2024 between Lee Anthony Alessi and Christine Gayle Alessi, individually and as Trustees of Alessi Family Trust dated July 31, 2020 whose post office address is 1212 Terra Mar Drive, Tampa, FL 33613, grantor, and Steven Braden, a single man whose post office address is 26702 NW 160th Place, High Springs, FL 32643, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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:

The North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4, lying in Section 4, Township 7 South, Range 16 East, Columbia County, Florida.

Together with an ingress and egress easement described as follows:

The South 60 feet of the East 1/2 of the Northwest 1/4 of said Section 4 as lies West of State Road #47, and also the South 20 feet of the West 1/2 of said Northwest 1/4 and the West 20 feet of the South 1626.00 feet of the West 1/2 of said Northwest 1/4.

Parcel Identification Number: 047SI604131005

This is NOT the homestead property of the Grantors.

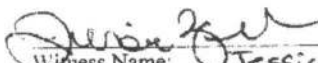
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, 2023**.

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

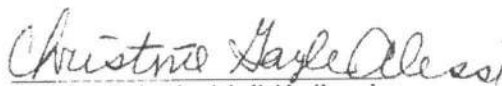
Signed, sealed and delivered in our presence:

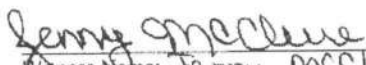
  
Witness Name: Jessica Zehr  
Witness Address: 812 W Dr MLK Blvd Suite 101, Tampa, FL 33603

  
Lee Anthony Alessi, individually and as  
Trustee

  
Witness Name: Jenny McClure  
Witness Address: 812 W Dr MLK Blvd Suite 101, Tampa, FL 33603

  
Witness Name: Jessica Zehr  
Witness Address: 812 W Dr MLK Blvd Suite 101, Tampa, FL 33603

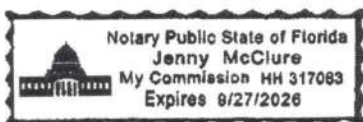
  
Christine Gayle Alessi, individually and as  
Trustee

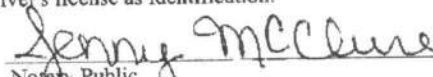
  
Witness Name: Jenny McClure  
Witness Address: 812 W Dr MLK Blvd Suite 101, Tampa, FL 33603

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of June, 2024 by Lee Anthony Alessi, individually and as Trustee of the Alessi Family Trust dated July 21, 2020, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

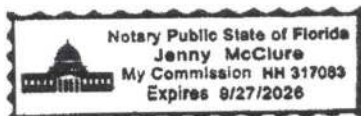


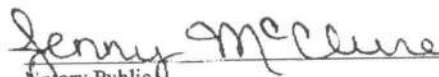
  
Notary Public  
Printed Name: Jenny McClure  
My Commission Expires: \_\_\_\_\_

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of June, 2024 by Christine Gayle Alessi, individually and as Trustee of the Alessi Family Trust dated July 21, 2020, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



  
Notary Public  
Printed Name: Jenny McClure  
My Commission Expires: \_\_\_\_\_