

Prepared by and return to:

Bryan Boukari
Boukari Law, P.A.
14804 Main Street
Alachua, FL 32615
(386) 462-7529
File Number: **2024-60**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of March 2024 between GEIGER FARMS, LLC, a Florida Limited Liability Company whose post office address is 7977 9TH AVE SOUTH, Saint Petersburg, FL 33707, grantor, and James M. Hedick, III and Katherine M. Hedick, Husband and Wife, as an estate by the entirety with the right of survivorship whose post office address is 125 HERMITAGE GLEN, 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:

Lot 7, Hermitage, according to the map or plat thereof as recorded in Plat Book 9, Page 28, Public Records of Columbia County, Florida.

Parcel Number: 21-7S-17-10039-107

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 **12/31/2023**.

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:

[Signature]
Witness
Printed Name: Hunter Murphy
P.O. Address: 2501 72nd St N.
Saint Peter 33710

[Signature]
Witness
Printed Name: Edward J. Miller
P.O. Address: 5101 42nd Pl N
St. Petersburg FL 33709

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March 2024 by William A. Geiger, Jr., Manager of GEIGER FARMS, LLC who ☐ is personally known or ☒ have produced drivers' licenses as identification.

[Seal]

GEIGER FARMS, LLC, a Florida Limited Liability Company

By: [Signature]
William A. Geiger, Jr., Manager

Brandy Redmond
Notary Public
Print Name: Brandy Redmond
My Commission Expires: May 11, 2024

