

Insd: 201712010971 Date: 06/12/2017 Time: 3:31PM
Page 1 of 1 R: 1338 F: 1564, F.De.Wat Canon, Clerk of Court
Columbia County, FL: RD
Deputy Clerk/Doc Stamp Debt: 465.40

PREPARED BY/RETURN TO:
JENNIFER C. BREWSTER
P.O. BOX 1000
LAKE CITY, FL 32050-1178

66,200.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 24th day of May, in the year 2017, between ANTHONY T. NICI, a single man, of the County of Lorain, State of Ohio, whose address is 6043 Creekside Lane, North Ridgeville, Ohio, as party or parties of the first part, hereinafter called Grantor, and DENISE NICI aka DENISE VERBUR, a single woman, of the County of Columbia, State of Florida, whose address is 235 S.W. Blue Jay Ct., Fort White, Florida as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever the following described land, lying situate and being in Columbia County, Florida, to-wit:

LOT 7, FORT WHITE PARK, according to the map or plat thereof as recorded in Plat Book 6, Page 3-3A, of the Public Records of Columbia County, Florida.

PARCEL IDENTIFICATION NUMBER: 04060-107

TO HAVE AND TO HOLD, the same in fee simple forever AND the Grantor hereby covenants with 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the date written above.

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]
Printed Name: Edith Richards

Witness Signature: [Signature]
Printed Name: Keith Oliver

Witness Signature: [Signature]
Printed Name: [Signature]

ANTHONY T. NICI, Grantor

[Signature]

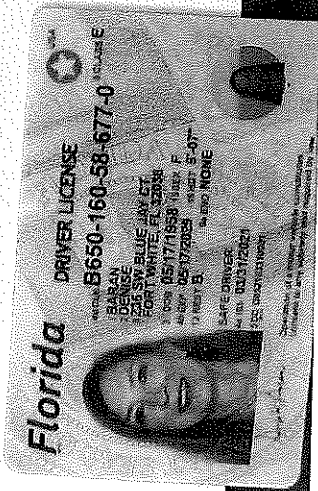
STATE OF OHIO
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 20th day of May, 2017, by ANTHONY T. NICI, who is personally known to me.

(SEAL)

[Signature]
Signature of Notary

Anthony T. Nici, Esq.
Printed Name of Notary



IN THE CIRCUIT COURT, THIRD
JUDICIAL CIRCUIT, IN AND FOR
COLUMBIA COUNTY, FLORIDA

CASE NO.: 2016-507-DR

IN RE: THE MARRIAGE OF

DENISE NICI,

Wife/Petitioner,

VS

ANTHONY T. NICI,

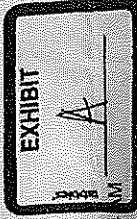
Respondent.

CONSENT ORDER

THIS MATTER came before the Court on DENISE NICI's Petition for Dissolution of Marriage, and pursuant to stipulation of the parties and the court being otherwise fully advised in the premises, it is

ORDERED as follows:

1. As no marriage license was ever filed in any state, there is no factual basis to determine that a lawful marriage existed.
2. The parties agree to allocate and distribute their respective debts and assets pursuant to the Settlement Agreement filed with the Court on 5/3/17.
3. The court adopts and ratifies the Settlement Agreement and incorporates it herein.
4. Pursuant to the Settlement Agreement, the court finds and orders as follows:
 - a. The parties jointly own a residence located at 235 S.W. Blue Jay Ct., Fort White, FL 32038. DENISE NICI shall be awarded sole, exclusive ownership, use and possession of the home. Within ten business days of the entry of this



State of Florida, State of Ohio and any other jurisdiction, other than set forth

herein.

5. Each party shall pay their own attorney fees and costs in this action.
6. DENISE NICI shall, within five business days of satisfaction of both conditions set forth in 4a and 4b of this Order, file a Notice of Dismissal with Prejudice in this action.
7. The Court reserves jurisdiction over the parties and the subject matter herein to enter such further Orders as may become necessary and appropriate.

DONE AND ORDERED in Chambers this 18th day of April, 2017.
May

LEONARD E. JAMES, Circuit Judge

Copies furnished to:

Jennifer Blewend, Esquire
jcb@rklaw.com
Anthony Nici, Esquire
anici@me.com

The parties, by their signatures below, hereby consent to the entry of this Consent Order and waive the necessity of a hearing. The parties have signed this Consent Order freely and voluntarily and agree to be bound by its terms.

Denise Nici

5/2/17

Date:

Anthony Nici

4/22/17

Date:

This certifies copies were furnished on: 5/18/17

By: Larry J. Woodward, JTH

STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing is a true copy of the original filed in this office.
JAMES M. SMITH, JR., CLERK OF COURTS
Date: 5/18/17

