

This Instrument Prepared by and Return to:

Robert R. Richardson
UNIVERSITY CITY TITLE LLC
309 NE 1ST STREET
GAINESVILLE, FL 32601
Our File No.: **24-1842**

Inst: 202412015383 Date: 07/18/2024 Time: 11:15AM
Page 1 of 2 B: 1519 P: 973, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 945.00

Property Appraisers Parcel Identification (Folio) Number: **09415-000**

Florida Documentary Stamps in the amount of **\$945.00** have been paid hereon.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the **10th** day of **July, 2024** by **PHILLIP T. DOMBROWSKI and KAREN M. DOMBROWSKI**, his wife, whose post office address is **1456 FARRINDON CIRCLE, HEATHROW, FL 32746** herein called the Grantors, to **PERRY FRANK CURASCO and JOANN CURASCO**, husband and wife whose post office address is **4937 SW 20TH AVE, CAPE CORAL, FL 33914**, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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, State of Florida**, viz.:

Lot 15, MAGNOLIA PLACE, according to the map or plat thereof as recorded in **Plat Book 7, Page 174-179**, of the Public Records of **Columbia County, FLORIDA**.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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**.

Continued next page

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Tyra Bryant
Witness #1 Signature

Tyra Bryant
Witness #1 Printed Name / Address: 309 NE 1st Gainesville
FL 32601

Kathlin Christiano
Witness #2 Signature

Kathlin Christiano
Witness #2 Printed Name / Address: 309 NE 1st Gainesville,
FL 32601

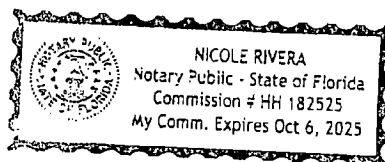
Phillip T. Dombrowski
PHILLIP T. DOMBROWSKI (Seal)

Karen M. Dombrowski
KAREN M. DOMBROWSKI (Seal)

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this ^{10th} ~~15th~~ day of July, 2024, by PHILLIP T. DOMBROWSKI and KAREN M. DOMBROWSKI who are appeared by ☒ physical presence or ☐ online notarization and have produced FL Driver License as identification.

SEAL



Nicole Rivera
Notary Public
Nicole Rivera
Printed Notary Name

My Commission Expires: 10/06/2025