

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 22-59

Parcel Identification No R01265-044

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 31st day of March, 2022 between Sheri Powell, a single woman, whose post office address is 4800 East Parsons Point Road, Hernando, FL 34442, of the County of Citrus, State of Florida, Grantor, to Stephanie W. Mills, a married woman, whose post office address is Southwest Newark Drive, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 44, Three Rivers Estates Unit No. 20, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 14, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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 # 1 SIGN AND
PRINT NAME: Colleen Wilk

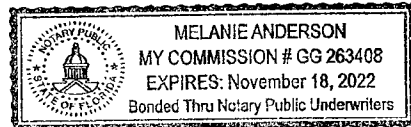
[Signature]
Sheri Powell

[Signature]
WITNESS # 2 SIGN AND
PRINT NAME: ROXANA Kelley

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 29th day of March, 2022, by Sheri Powell.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: PID