

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA22-107633
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this March 9, 2022, A.D. by Ian M Breheny, Individually and as Trustee of the W. Martin Breheny and Barbara M Breheny Trust dated October 8, 2010, whose address is: 23447 NW 187th Ave, High Springs, FL 32643 hereinafter called the grantor, to April M Salyers, a single person, and Keith Sullivan, a single person, as joint tenants with full rights of survivorship, whose post office address is: 645 SW Woodland, Fort White, FL 32038, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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, Florida, viz:

Lot (s) 20, 21 and 22, Santa Fe River Plantations, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 55, 55A and 55B, of the Public Records of Columbia County, Florida.

Parcel ID No.: 30-7S-17-10058-231

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 the current year.

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incidental to the issuance of a title insurance policy
File No.: GA22-107633

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

BRowley

Witness Printed Name

Britany Rowley

[Signature]

Witness Printed Name

Rin Farmer

W. Martin Breheny and Barbara M Breheny trust
dated October 8, 2010

BY:

* [Signature]
Ian M Breheny
Individually

BY:

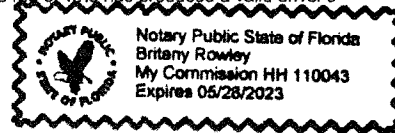
* [Signature]
Ian M Breheny
as Trustee

Address:

State of Florida
County of Alachua

The foregoing instrument was executed and acknowledged before me this 9th of March, 2022, by means of ☒ Physical Presence or ☐ Online Notarization, by W. Martin Breheny and Barbara M Breheny Trust dated October 8, 2010, who is/are personally known to me or who has produced a valid driver's license as identification.

BRowley
Notary Public



My Commission Expires: _____

(SEAL)