

Prepared by and return to:

**Brent E. Baris, P.A.**  
**Brent Baris, Esq.**  
**18731 NW US Highway 441**  
**High Springs, FL 32643**  
**(386) 454-0688**  
File Number: **22-298D**

Parcel Identification No. **19-7S-17-10024-079**

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## Warranty Deed

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

**This Indenture** made this 12th day of September, 2022 between **Glady C. Fursetzer, f/k/a Glady Bautista, a married woman** whose post office address is **6160 Shadow Tree Ln, Lake Worth, FL 33463** of the County of **Palm Beach**, State of **Florida**, grantor\*, and **James Henry Ireland and Mary Elizabeth Ireland, Husband and Wife** whose post office address is **446 SE Cardinal Trail, Stuart, FL 34997** of the County of **Martin**, State of **Florida**, grantee\*,

**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 79, Sassafras Acres, according to the map or plat thereof as recorded in Plat Book 4, Page 8, Public Records of Columbia County, Florida.**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 6160 Shadow Tree Ln, Lake Worth, FL 33463.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

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File Number: 22-298D

Signed, sealed and delivered in our presence:

Lucy C. Fursetzer  
Witness  
Printed Name: Lucy C. Fursetzer

Glady C. Fursetzer  
Glady C. Fursetzer

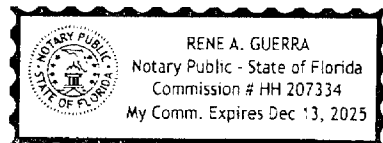
Sandra D. Digne  
Witness  
Printed Name: Sandra Digne

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of September, 2022 by Glady C. Fursetzer who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Rene A. Guerra  
Notary Public  
Print Name: Rene A. Guerra  
My Commission Expires: Dec 13, 2025