

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615

File No 25-39

Parcel Identification No 19-7S-17-10024-076

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **25th day of February, 2025** between **SHARAD VAJPAYEE, a married man**, whose post office address is 6040 Sweet Creek Road, Duluth, GA 30097, of the County of Fulton, Georgia, Grantor, to **ELIZABETH DOMINGUEZ and KURTIS S. UDELHOFEN, Trustees of KURTIS S. UDELHOFEN AND ELIZABETH DOMINGUEZ REVOCABLE TRUST UTD November 20, 2018**, whose post office address is PO BOX 908, FORT WHITE, FL 32038, of the County of COLUMBIA, 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 77 SASSAFRAS ACRES, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 8, of the Public Records of Columbia County, Florida.

GRANTOR, SHARAD VAJPAYEE, WARRANTS THAT THIS IS NOT HIS HOMESTEAD PROPERTY NOR IS IT CONTIGUOUS TO HIS HOMESTEAD PROPERTY.

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

Subject to taxes for 2025 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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:

Christopher Yon

WITNESS # 1 SIGN AND

PRINT NAME: Christopher Yon

Andrew Ray Yon

WITNESS # 2 SIGN AND

PRINT NAME: Andrew Ray Yon

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization, this ____ day of February, 2025 by SHARAD VAJPAYEE, who is () personally known to me or who ☒ has produced Driver's License as identification.

Andrew Ray Yon

Signature of Notary Public

Andrew Ray Yon

Print, Type/Stamp Name of Notary

Sharad Vajpayee
SHARAD VAJPAYEE

13518 Deer Creek Rd

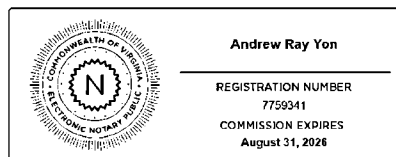
Ashland, VA 23005

WITNESS 1 ADDRESS

13518 Deer Creek Rd

Ashland, VA 23005

WITNESS 2 ADDRESS



Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA