

Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Jennifer Booth
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
33-5S-16-03745-203

Our File No.: 83-23-0646

WARRANTY DEED

This Warranty Deed made this 31st day of October, 2023 by Ian George and Valda George, a married couple, whose mailing address is 16 Winding Lane, Islandia, NY 11749, hereinafter called the grantor(s), to Kevin Jerome Hardegree and Charisse Ann Hardegree, a married couple, whose post office address is 4029 SE 20th Place, #503, Cape Coral, FL 33904, hereinafter called the grantee:

(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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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 3, SUNVIEW ESTATES, according to the plat thereof, recorded in Plat Book 7, Pages 103 - 105, of the Public Records of Columbia County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2024 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

Louis A Colabella
First Witness Signature

Louis A Colabella
Printed Signature

Junghang Chan
Second Witness Signature

Junghang Chan
Printed Signature

State of New York

County of SUFFOLK

Ian George
Ian George

Valda George
Valda George

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of October, 2023 by Ian George and Valda George, who has produced MS Divorc Ltr as identification or is personally known to me to be the persons therein.

Louis A Colabella
Notary Public, State of New York

My commission expires:
Seal 02.26.2027

LOUIS A COLABELLA
NOTARY PUBLIC, STATE OF NEW YORK
REGISTRATION # 01CO6162025
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES FEB 26, 2027