

COPY

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7735CW

Parcel Identification No 32-5S-16-03745-320

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 3 day of April, 2024 between **David Bialos, a Single Man**, whose post office address is **1866 35th Avenue, Vero Beach, FL 32960**, of the County of Indian River, State of Florida, Grantor, to **John Robert Schwalie and Anisia W. Schwalie, husband and wife**, whose post office address is **3132 Fairview Drive, Melbourne, FL 32934**, of the County of Brevard, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 20, Sunview Estates Addition, as per plat thereof, recorded in Plat Book 7, Pages 106 and 107, 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 2024 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 Grantees 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:*

Witness: Chast J. Whalen

Address: 426 SW COMMERCE DR.
SUITE 145 LAKE CITY, FL

Witness: Sawannah Hawthorn

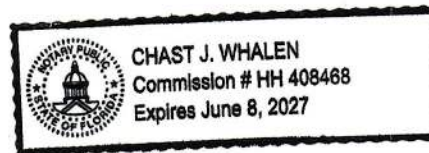
Address: 426 SW COMMERCE DR.
SUITE 145 LAKE CITY, FL

David Bialos

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online
notarization this 3 day of April, 2024, by David Bialos.

Chast J. Whalen
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: DL
Type of Identification
Produced: DL