

Prepared by and return to:

Heather Collins
Title Group of Fort Myers, Ltd.
7910 Summerlin Lakes Drive
Fort Myers, FL 33907
(239) 454-6644
File No 24-10344

Parcel Identification No 04532-000

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WARRANTY DEED

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

This indenture made the 8th day of May, 2024 between Arthur W. Stockle, whose post office address is 384 Blanchard Road, Stockbridge, VT 05772, of the County of Windsor, State of Vermont, Grantor, to Compass One Holdings, LLC, a Florida Limited Liability Company, whose post office address is 2880 Trumpet Vine Place, Wildwood, FL 32163, of the County of Sumter, State of 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:

Township 1 South, Range 17 East, Section 17, Columbia County, Florida; the SE 1/4 of the NE 1/4, lying West of Registered Road, LESS & EXCEPT; a parcel of land commencing at the SE corner of the SE 1/4 of the NE 1/4; thence run S 88°22' W, along the South line of the SE 1/4 of the NE 1/4 250.42 feet, thence N 24°50'54" E, 243.64 feet to centerline of Registered Road, thence S 46°20'05" E, along said centerline 203.12 feet of the East line of said SE 1/4 of NE 1/4, thence S 03°41'E along said East line, 73.71 feet to the Point of Commencement. LESS AND EXCEPT those land as described in O.R. Book 568, page 331.

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 a homestead property. Grantor's residence and homestead address is: 384 Blanchard Road, Stockbridge, VT 05772.

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 Grantee 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 my presence:

Arthur W. Stockle 05-08-2024
Arthur W. Stockle

Patricia L. Humphrey 05/08/2024
WITNESS

PRINT NAME: Patricia L. Humphrey

Stephen W. Howard
WITNESS

PRINT NAME: Stephen W. Howard

98. Drive Hill Rd. Stockbridge VT 05772

WITNESS 1 ADDRESS

P.O. Box 123
Washington VT 05675
WITNESS 2 ADDRESS

STATE OF
COUNTY OF

Vermont
Windsor

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 8th
day of May, 2024, by Arthur W. Stockle.

Stephen W. Howard
Signature of Notary Public Stephen W. Howard
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: VT. Driver's License

STEPHEN W HOWARD
Notary Public, State of Vermont
My Commission Number: 157.0008150
My Commission Expires: 01/31/2025