

After Recording Return to:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

This Instrument Prepared by:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
16-4S-16-03026-103  
File No.: 1908818

## WARRANTY DEED

This Warranty Deed, Made the 19<sup>th</sup> day of January, 2023, by J & R Quality Built Homes Inc., a Florida corporation, whose post office address is: 23723 NW 110th Avenue, Alachua, FL 32615, hereinafter called the "Grantor", to JoAnn T Lev, a married person and William A Fochi, a married person, as tenancy in common, whose post office address is: 205 SW Bre Ln, Lake City, FL 32024, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Forty Three Thousand Dollars and No Cents (\$43,000.00)** 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, Florida**, to wit:

**Lot 3, Kimberly Oaks Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 7, Pages 198-199 of the public records of Columbia County, Florida.**

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Chantelle L Sims J & R Quality Built Homes Inc., a Florida corporation  
Printed Name: Chantelle L Sims  
Witness Signature: Lisa Svanda  
Printed Name: Lisa Svanda

By: Merle Richard Othus AKA Richard Othus  
Merle Richard Othus AKA Richard Othus,  
President

State of Florida  
County of ~~Columbia~~ Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 19 day of January, 2023 by **Merle Richard Othus AKA Richard Othus as Vice President of J & R Quality Built Homes Inc., a Florida corporation**, who has produced driver's license as identification.

Lisa Svanda  
Notary Public Signature  
Printed Name: Lisa Svanda

My Commission Expires: 3/12/2024  
(SEAL)

☒ Online Notary (Check Box if acknowledgment done by Online Notarization)

Notarization using 2way Audio/Video technology.

