

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.:
11-7S-17-09983-018

Our File No.: 83-22-0789

WARRANTY DEED

This Warranty Deed made this 13th day of January, 2023 by Christopher Shepherd and Carolyn Shepherd, as husband and wife, whose mailing address is 17411 Gunlock Road, Lutz, FL 33558, hereinafter called the grantor(s), to Jerry Widmann and Lorie Widmann, husband and wife, whose post office address is 489 SE Brawley Terrace, High Springs, FL 32643, 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 (s) 23 and 24, Bicentennial Acres - Unit One, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 35, of the Public Records of Columbia County, Florida.

Together with 1986 CYPR Mobile Home Vin # C14040871266

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 2023 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:

[Signature]
First Witness Signature
[Signature]
Printed Signature
Mae Alden
Second Witness Signature
MAE ALDEN
Printed Signature

[Signature]
Christopher Shepherd
[Signature]
Carolyn Shepherd

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of December, 2022 by Christopher Shepherd and Carolyn Shepherd, who has produced FDX as Identification or is personally known to me to be the persons therein.

[Signature]
Notary Public, State of Florida

My commission expires:
Seal

