

Prepared by and return to:

HOLDEN, ROSCOW & CAEDINGTON, PL
5608 NW 43RD STREET
GAINESVILLE, FLORIDA 32653
352-373-7788

WARRANTY DEED

THIS INDENTURE, made and entered into on this 23rd day of September, 2024 by **Jeff Alan Barsky and Kerri Yvonne Rozear, husband and wife** whose post office address is **5435 Sweetwater Terrace Circle, Tampa, Florida, 33634** of the County of **Hillsborough**, State of Florida, as Grantor*, and **Leighann Puig, a single woman** whose post office address is **4229 SW 68th Terrace, Unit A, Gainesville, Florida 32608**, of the County of **Alachua**, State of Florida, as Grantee*;

WITNESSETH, That said grantor, for and in consideration of the Sum of **Ten Dollars (\$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, situated, lying and being in the County of Alachua, State of Florida; to wit:

"SEE ATTACHED EXHIBIT A"

Tax Parcel Number: A portion of 24-5S-15-00469-102

Subject to easements and restrictions of record and subject to taxes for the year **2024** and all subsequent years.

***"Grantor" and "Grantee" are used for singular or plural, as context requires.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED BY JOHN F. ROSCOW, IV, HOLDEN, CARPENTER & ROSCOW, PL, 5608 N.W. 43RD STREET, GAINESVILLE, FLORIDA 32653. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED BY SAID ATTORNEY AND NO REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE STATUS OF THE TITLE.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in
our presence as witnesses:

Jeremis
Witness: _____
Print Name Jeremis Pena

Wajlis
Witness: _____
Print Name Wajlis Garcia

Jeffrey Alan Barsky (Seal)
Witness: _____
Print Name Jeff Alan Barsky

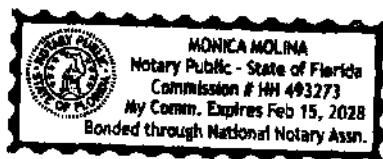
Kerri Yvonne Rozear (Seal)
Witness: _____
Print Name Kerri Yvonne Rozear

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared by means of physical presence **Jeff Alan Barsky and Kerri Yvonne Rozear**, who () is personally known to me to be the person described in or
(X) presented his driver's license as proof of identification.

23 WITNESS my hand and official seal in the County and State last aforesaid this day of September 2024.

[Signature]
Notary Public



"EXHIBIT A"

A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.88°36'52"W., ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 869.42 FEET; THENCE S.01°21'15"E., 39.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW CARPENTER ROAD; THENCE N.88°01'22"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID SW CARPENTER ROAD 332.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°01'22"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 165.83 FEET; THENCE S.01°23'59"E., 525.71 FEET; THENCE S.88°01'22"W., 165.98 FEET; THENCE N.01°23'04"W., 525.71 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES, MORE OR LESS.

SUBJECT TO A 10.00 FOOT UTILITY EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET THEREOF.