

Prepared by and return to:  
Mary Callaway  
Ponte Vedra Title, LLC  
50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082

File Number: 21-1862

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## Warranty Deed

This Warranty Deed made this 27th day of August, 2021, between Douglas A. Powers, Andrea P. Long, Stephen Lester Myrick, Paula Charlene Myrick Jeter, Elizabeth Lee Myrick Bullard, Andrew A. Sappington, III, Robert Edward Melvin, Jr. Stephen Robert Melvin, Tiffany Ann Melvin, Thomas Edward Sappington, and Robert B. Dewell, whose post office address is 190 SW Meridian Ct. Ft. White, Florida 32038, grantor, and Drew Worthmann, whose post office address is 780 SW 135 Way, Newberry, FL 32669, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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, situate, lying and being in Columbia County, Florida, to-wit:

Lot (s) 33 and 34, Block 3, Hollingsworth Bluff Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 30, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 19-7S-16-04255-000

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

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 as specified herein.

The property described in this instrument is not, nor has it ever been, the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household(s) of Grantor(s) reside thereon or have ever resided thereon.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

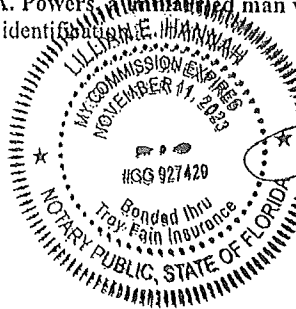
[Signature]  
Witness 1 Signature  
D. Alex Powers II  
Witness 1 Printed Name

[Signature]  
Douglas A. Powers

[Signature]  
Witness 2 Signature  
Lillian E Hannah  
Witness 2 Printed Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or ( ) Online Notarization, this 26th day of August, 2021, by Douglas A. Powers, a single man who ( ) are personally known to me or ( ) have produced na as identification.



[Signature]  
Notary Public  
Printed Name: Lillian E Hannah  
My Commission Expires: 11/11/23

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

Susan Bracci  
Witness 1 Signature  
Susan Bracci  
Witness 1 Printed Name

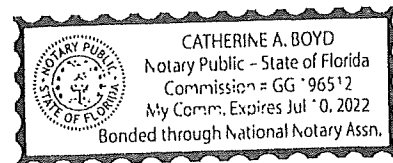
Andrea P. Long  
Andrea P. Long

Taylor M. Boyd Jr.  
Witness 2 Signature  
TAYLER M. BOYD JR.  
Witness 2 Printed Name

State of FLORIDA  
County of DIVELLAS

The foregoing instrument was acknowledged before me by means of ( X ) Physical Presence or ( ) Online Notarization, this 25 day of August, 2021, by Andrea P. Long, an unmarried woman who ( ✓ ) are personally known to me or ( ) have produced \_\_\_\_\_ as identification.

Catherine A. Boyd  
NOTARY PUBLIC  
Printed Name: Catherine A. Boyd  
My Commission Expires: 7/10/22



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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Signed, sealed and delivered in our presence:

[Signature]

Witness 1 Signature

Anna Cornish

Witness 1 Printed Name

Stephen Lester Myrick

Stephen Lester Myrick

[Signature]

Witness 2 Signature

Maria Cevalantes

Witness 2 Printed Name

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or ( ) Online Notarization, this 26th day of August, 2021, by Stephen Lester Myrick, a married man who ( ) are personally known to me or (X) have produced FDL as identification.

[Signature]

NOTARY PUBLIC

Printed Name: Sabrina Fugate

My Commission Expires: 6/8/2025



Sabrina Fugate  
Notary Public  
State of Florida  
Comm# HH139765  
Expires 6/8/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

[Signature]  
Witness 1 Signature  
Alex Camps  
Witness 1 Printed Name

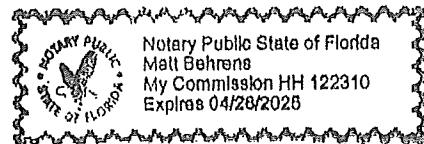
[Signature]  
Witness 2 Signature  
Samy El-kamel  
Witness 2 Printed Name

State of Florida  
County of St Johns

The foregoing instrument was acknowledged before me by means of (☒) Physical Presence or (☐) Online Notarization, this 27 day of August, 2021, by Paula Charlene Myrick Jeter, a married woman who (☐) are personally known to me or (☒) have produced DL as identification.

[Signature]  
Paula Charlene Myrick Jeter

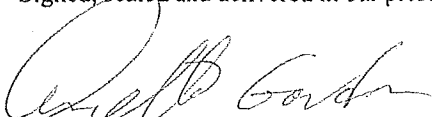
[Signature]  
NOTARY PUBLIC  
Printed Name: Matt Behrens  
My Commission Expires: 9-26-25



**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

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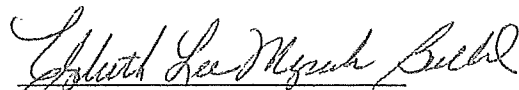
Signed, sealed and delivered in our presence:



Witness 1 Signature

Anne H. Gordon

Witness 1 Printed Name



Elizabeth Lee Myrick Bullard



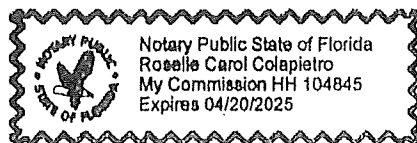
Witness 2 Signature

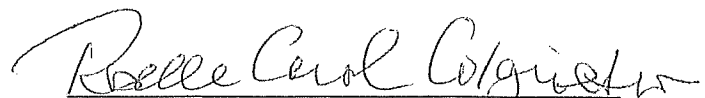
Valerie A. Sanders

Witness 2 Printed Name

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of (☒) Physical Presence or (☐) Online Notarization, this 25th day of August, 2021, by Elizabeth Lee Myrick Bullard, an unmarried woman who (☒) are personally known to me or (☐) have produced n/a as identification.

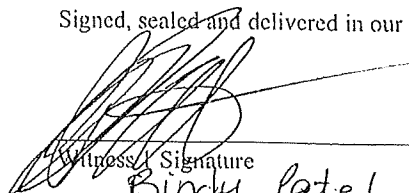


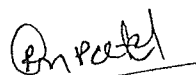
  
NOTARY PUBLIC  
Printed Name: Roselle Carol Colapietro  
My Commission Expires: 04/20/2025

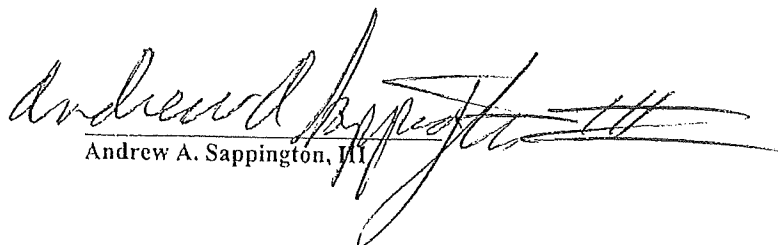
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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Signed, sealed and delivered in our presence:

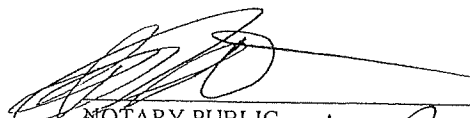
  
\_\_\_\_\_  
Witness 1 Signature  
Bindu Patel  
\_\_\_\_\_  
Witness 1 Printed Name

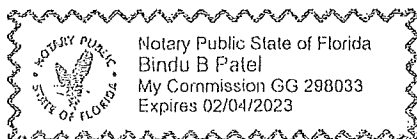
  
\_\_\_\_\_  
Witness 2 Signature  
Vinod Patel  
\_\_\_\_\_  
Witness 2 Printed Name

  
\_\_\_\_\_  
Andrew A. Sappington, III

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization, this 25 day of August, 2021, by Andrew A. Sappington, III, a married man who ☐ are personally known to me or ☒ have produced FL DRIVER LICENSE as identification.

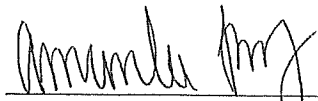
  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: Bindu Patel  
My Commission Expires: 02/04/2023



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

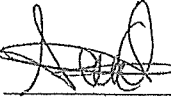
TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:



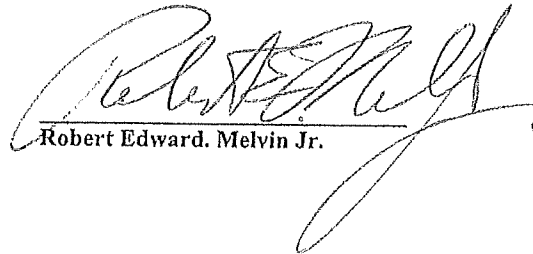
Witness 1 Signature  
Amanda Perez

Witness 1 Printed Name



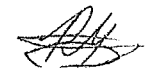
Witness 2 Signature  
Armando Olivares

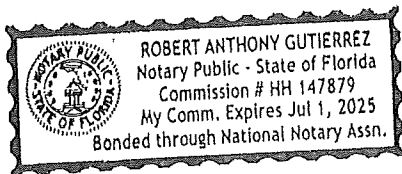
Witness 2 Printed Name

  
Robert Edward Melvin Jr.

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or ( ) Online Notarization, this 34 day of August, 2021, by Robert Edward Melvin Jr. an unmarried man who ( ) are personally known to me or (X) have produced Florida DL as identification.

  
NOTARY PUBLIC  
Printed Name: Robert A. Gutierrez  
My Commission Expires: July 1, 2025





In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

David Bellenizer  
Witness 1 Signature  
DAVID BELLENIZER  
Witness 1 Printed Name

Thomas Edward Sappington  
Thomas Edward Sappington

Gwendolyn Blanchard  
Witness 2 Signature  
Gwendolyn Blanchard  
Witness 2 Printed Name

State of NC  
County of WAKE

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization, this 24 day of August, 2021, by Thomas Edward Sappington, an unmarried man who ☐ are personally known to me or ☒ have produced NCDL 4739959 as identification.

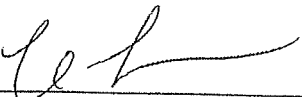
Whitney Y Powell  
NOTARY PUBLIC  
Printed Name: WHITNEY Y POWELL  
My Commission Expires: APRIL 25, 2026

**WHITNEY Y POWELL**  
Notary Public  
Wake Co., North Carolina  
My Commission Expires April 25, 2026

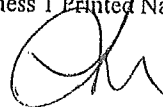
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness 1 Signature

CARLO UCCIANI  
\_\_\_\_\_  
Witness 1 Printed Name


  
\_\_\_\_\_  
Witness 2 Signature

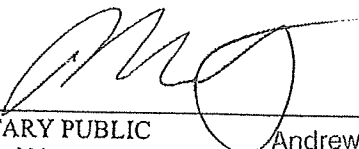
Jane Martin

Witness 2 Printed Name

State of Louisiana  
County of Orleans

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or ( ) Online Notarization, this 24th day of August, 2021, by **Robert B. Dewell**, a married man who ( ) are personally known to me or ( X ) have produced Driver's License as identification.

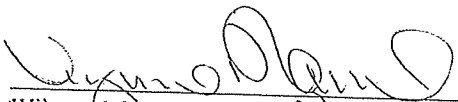
  
\_\_\_\_\_  
Robert B. Dewell

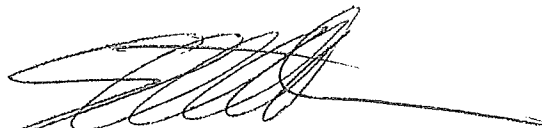
  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: Andrew J. Treuting  
My Commission Expires: Attorney At Law / Notary Public  
Orleans Parish, Louisiana  
LSBA No. 30098, Notary No. 83865  
My Commission expires: At My Death

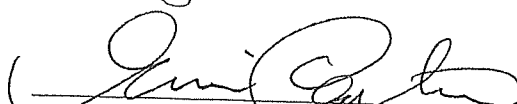
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

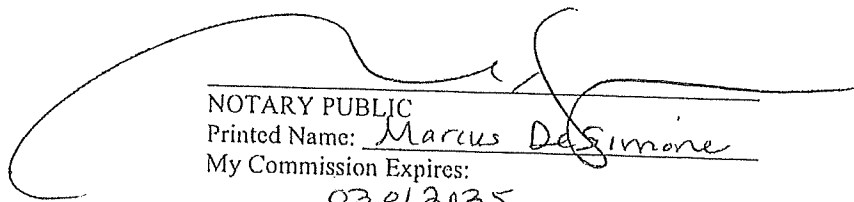
  
\_\_\_\_\_  
Witness 1 Signature  
Virginia Planck  
\_\_\_\_\_  
Witness 1 Printed Name

  
\_\_\_\_\_  
Stephen Robert Melvin

  
\_\_\_\_\_  
Witness 2 Signature  
Erin Cartier  
\_\_\_\_\_  
Witness 2 Printed Name

State of Colorado  
County of El Paso

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or ( ) Online Notarization, this 24 day of August, 2021, by Stephen Robert Melvin a married man who ( ) are personally known to me or (X) have produced CO DL 171462773 as identification.


  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: Marcus Desimone  
My Commission Expires: 03-01-2025

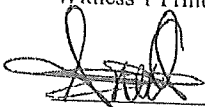
MARCUS DESIMONE Notary Public State of Colorado Notary ID # 20174009341 My Commission Expires 03-01-2025
--

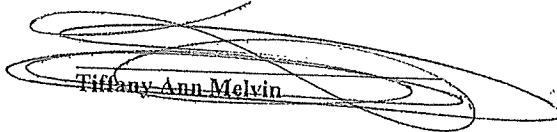
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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Signed, sealed and delivered in our presence:

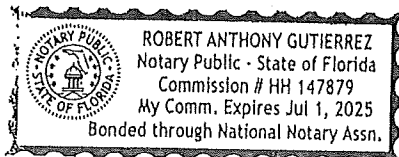
  
\_\_\_\_\_  
Witness 1 Signature  
Maria Del  
\_\_\_\_\_  
Witness 1 Printed Name


  
\_\_\_\_\_  
Witness 2 Signature  
Armando Olivares  
\_\_\_\_\_  
Witness 2 Printed Name

  
\_\_\_\_\_  
Tiffany Ann Melvin

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of (☒) Physical Presence or (☐) Online Notarization, this 24 day of August, 2021, by Tiffany Ann Melvin an unmarried woman who (☐) are personally known to me or (☒) have produced Florida DL as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: Robert A. Gutierrez  
My Commission Expires:  
July 1, 2025