

Prepared By and Return To: Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653

For the issuance of title insurance, file #: 20-459

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WARRANTY DEED

This Warranty Deed made **October 8, 2020** between **Christy Reading and Heather Holloway**, whose addresses are shown below, hereinafter called the grantor, to **Joseph Garbellini and Jeanne Garbellini, husband and wife**, whose post office address is: 45 Ocean Crest Drive, Ormond Beach, FL 32176, hereinafter called the grantee:

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$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:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 88 DEG. 35 MIN. 19 SEC. EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, 356.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 35 MIN. 19 SEC. EAST ALONG SAID NORTH LINE, 303.65 FEET; THENCE SOUTH 00 DEG. 53 MIN. 41 SEC. EAST, 660.00 FEET; THENCE SOUTH 88 DEG. 35 MIN. 19 SEC. WEST, 279.28 FEET; THENCE NORTH 03 DEG. 00 MIN. 36 SEC WEST, 660.23 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 50 FEET OF SAID LANDS BEING THE RIGHT OF WAY FOR LOWER SPRINGS ROAD.

Tax Parcel ID# 35-2S-15-00113-002

Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR 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, 2019**.

WARRANTY DEED – Continued

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

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Tracey Ozel
1st Witness Printed Name

[Signature]
2nd Witness Signature

Kelly Mena-Tamayo
2nd Witness Printed Name

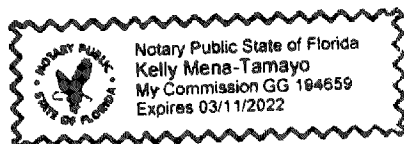
[Signature]
Christy Reading
Address: 2299 Northwest 135th Lane, Citra, FL 32113

State of FL
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
(☒) physical presence or () online notarization, on this 21 day of September, 2020 by
Christy Reading, () who is personally known to me or (☒) who produced a driver's license as
identification.

(Notary Stamp)

[Signature]
Signature of Notary



WARRANTY DEED – Continued

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

Signed, sealed and delivered in our presence:

Megan E. Freas
1st Witness Signature

MEGAN FREAS
1st Witness Printed Name

Robert Long
2nd Witness Signature

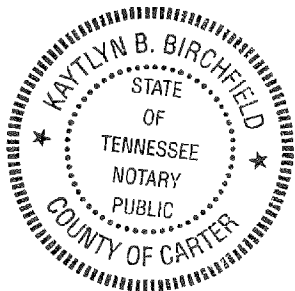
ROBERT LONG
2nd Witness Printed Name

Heather Holloway
Address: 439 Main Street, Lykens, PA 17048

State of TN
County of Carter

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
(☒) physical presence or () online notarization, on this 18 day of September, 2020 by
Heather Holloway, () who is personally known to me or (☒) who produced a driver's license as
identification.

(Notary Stamp)



Kaytlyn B. Birchfield
Signature of Notary