

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):
34-6S-16-04056-103
File No.: 1770005

WARRANTY DEED

This Warranty Deed, Made the 5th day of August, 2022, by **Kelly Potter and David Potter, wife and husband**, whose post office address is **918 SW County Road 778, High Springs, FL 32643**, hereinafter called the "Grantor", to **JoAnn Lev, a married person and William A Fochi, a married person, as tenancy in common**, whose post office address is: **280 Cape Harbour Loop, Unit 104, Bradenton, FL 34212**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Two Thousand Dollars and No Cents (\$32,000.00)** 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 of THORNWOOD, a Subdivision as per the Plat thereof filed at Plat Book 7, Page 202, 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, 2021, 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: _____

Printed Name: Matthew Jackson

Kelly Potter

Witness Signature: _____

Printed Name: Alexandra Lopez

David Potter

State of Florida

County of ~~Columbia~~ Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of July, 2022 by **Kelly Potter and David Potter, wife and husband**, who is/are personally known to me.

Notary Public Signature _____

Printed Name: Leannah Silva

My Commission Expires: 08/18/2024
(SEAL)

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

