

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA22-115340
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this January 25, 2023. A.D. by Bradley Trice and Melinda Trice, husband and wife, whose address is: 20585 NW 257th Terrace, High Springs, FL 32643 hereinafter called the grantor, to Joshua Wockenfuss and Becky Wockenfuss, husband and wife, whose post office address is: 181 SW Hidden Court, FT White, FL 32038, hereinafter called the grantee:

(Whenever used herein the term "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, for and in consideration of the sum of Ten Dollars (\$10.00) 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, viz:

LOT 2: THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. SUBJECT TO: AN INGRESS AND EGRESS EASEMENT, OVER AND ACROSS THE NORTH 30.00 FEET, AND THE WEST 15.00 FEET THEREOF. TOGETHER WITH: AN INGRESS AND EGRESS EASEMENT, OVER AND ACROSS THE NORTH 30.00 FEET, OF THE WEST 2037.60 FEET, OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 16 EAST, AND THE SOUTH 30.00 FEET, OF THE WEST 2037.60 FEET, OF THE SE 1/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, ALL LYING AND BEING IN COLUMBIA COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2003, MAKE: SKYLINE CORPORATION, VIN#: 2T630386RA AND VIN#: 2T630386RB AND VIN#: 2T630386RC, WHICH IS AFFIXED THERETO.

Parcel ID No.: 24-7S-16-04310-012

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions 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; 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 the current year.

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incidental to the issuance of a title insurance policy
File No.: GA22-115340

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

BRouley Bradley Trice
Witness Printed Name: Britany Rowley Melinda Trice
Paloma Bone
Witness Printed Name: Paloma Bone Address:

20585 NW 257th Terrace
High Springs, FL 32643

State of Florida
County of Alachua

The foregoing instrument was executed and acknowledged before me this 25th of January, 2023, by means of ☒ Physical Presence or ☐ Online Notarization, by Bradley Trice and Melinda Trice, husband and wife, who is/are personally known to me or who has produced a valid driver's license as identification.

BRouley
Notary Public

My Commission Expires: _____

(SEAL)

