

Prepared by and return to:

JOHN F. ROSCOW, IV

Attorney at Law

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File Number: 22-07001f

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\$ 71.00

Inst: 202212015786 Date: 08/12/2022 Time: 2:39PM

Page 1 of 2 B: 1473 P: 591, James M Swisher Jr, Clerk of Court

Columbia, County, By: VC [initials]
Deputy Clerk Doc Stamp-Deed: 497.00

4018.00
497.00

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Warranty Deed

This Warranty Deed made this 10th day of August, 2022 between RAM SETHURAM and UMA SETHURAM, husband and wife whose post office address is 10317 SW 17th Place, Gainesville, FL 32607, grantor, and JOHN M. NOWERY and DARLENE J. NOWERY, husband and wife whose post office address is 13791 SW 112th Street, Dunnellon, FL 34432, 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 38, Hills at Rose Creek Phase 3, according to the map or plat thereof as recorded in Plat Book 7, Page 194, Public Records of Columbia County, Florida.

Parcel Identification Number: 05-5S-17-09116-138

Subject to easements and restrictions of record.

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.

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:

Witness Name:

LISA W. FORTNER

Witness Name:

JOHN F. ROSCOW, IV

Witness Name:

LISA W. FORTNER

Witness Name:

JOHN F. ROSCOW, IV

RAM SETHURAM

(Seal)

UMA SETHURAM

(Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August, 2022 by RAM SETHURAM and UMA SETHURAM, husband and wife, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

