

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4668KP

Parcel Identification No 18-7S-17-10017-007

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 25th day of June, 2021 between Teri Idarola-Harley f/k/a Teri Idarola, a Married Woman and Lucille Idarola and James W. Dunham, Wife and Husband, whose post office address is **187 Seaview Avenue, Brick Township, NJ 08723**, of the County of Ocean, State of New Jersey, Grantors, to **Peter Ruzic and Bethany Ruzic, Husband and Wife**, whose post office address is **1348 Washington Avenue #191, Miami Beach, FL 33139**, of the County of Miami-Dade, State of Florida, Grantees :

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Part of the NW 1/4 of the NW 1/4, Section 18, Township 7 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast Corner of the NW 1/4 of NW 1/4, and run thence South 87 deg. 54 min. 11 sec. West, along the South line of said NW 1/4 of NW 1/4, 583.51 feet; thence North 01 deg. 24 min. 45 sec. West, 40.00 feet to the Point of Beginning; thence continue North 01 deg. 24 min. 45 sec. West, 1172.68 feet to the South right of way of County Road No. 778; thence South 75 deg. 22 min. 57 sec. West, along said South right of way, 95.84 feet to a point of curvature; thence run Westerly along said South right of way along the arc of said curve concave to the North having a radius of 2904.79 feet, a Delta of 11 deg. 45 min. 42 sec., a chord bearing and distance of South 81 deg. 25 min. 40 sec. West 595.25 feet, an arc length of 596.30 feet to the West line of said Section 18; thence South 01 deg. 37 min. 22 sec. East, along said West line, 1006.49 feet; thence North 88 deg. 59 min. 50 sec. East, 195.44 feet; thence South 01 deg. 05 min. 37 sec. East, 65.25 feet; thence North 88 deg. 59 min. 50 sec. East, 485.17 feet to the Point of Beginning.

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.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

STATE OF FLORIDA
COUNTY OF COLUMBIA

Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L. Pearce

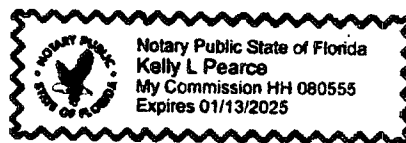
Kaitlyn Hill
WITNESS
PRINT NAME: Kaitlyn Hill

Lucille Idarola
Lucille Idarola

James W. Dunham
James W. Dunham

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 21 day of June, 2021, Lucille Idarola, and James W. Dunham, who are personally known to me or have produced DVL as identification.

Kelly L. Pearce
Signature of Notary Public



Signed, sealed and delivered
in our presence:

STATE OF New Jersey
COUNTY OF Delaware

Donald E. Welker

WITNESS
PRINT NAME: Donald E. Welker

Pamela J. Welker

WITNESS
PRINT NAME: Pamela J. Welker

Teri Idarola-Harley f/k/a Teri Idarola
Teri Idarola-Harley f/k/a Teri Idarola

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online
notarization this 17th day of June, 2021, Teri Idarola-Harley f/k/a Teri Idarola, who is personally known to me
or has produced _____ as identification.

Donald E. Welker
Signature of Notary Public

DONALD E WELKER
NOTARY PUBLIC
State of New Jersey
ID #50984881
My Commission Expires 6/21/2023