

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 22-395

Parcel Identification No 14-6s-16-03818-120

(Space Above This Line For Recording Data)

WARRANTY DEED

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

This indenture made the 22nd day of November, 2022 between Sharron Sue Miskell, a single person, whose post office address is P.O. Box 146, Lake Lure, NC 28746, of the County of Rutherford, State of North Carolina, Grantor, to Christine W. Fadeley, a married person, whose post office address is 122 Salazar Lane, Sebastian, FL 32958, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 20, Block A, Old Wire Farms, according to the Plat thereof, recorded in Plat Book 6, Page(s) 22, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in my presence:

[Signature]
WITNESS #1
PRINT NAME: DORA AIKETA

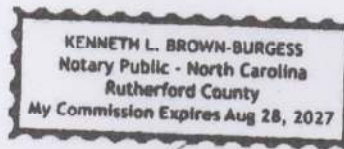
[Signature]
Sharron Sue Miskell

WITNESS #2
PRINT NAME: Lauren Oates

STATE OF North Carolina
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of NOVEMBER, 2022, by Sharron Sue Miskell.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒
Type of Identification _____
Produced: NC DL