

This Document prepared by and Return to:
Barbara G. Sweet
Crossland Title Services, LLC
1563 Alford Place, Suite 1
Jacksonville, FL 32207
(904) 858-9501

File Number: 21666-0000A
Parcel ID: 21666-000-00

Warranty Deed

This Deed, Made May 5th, 2023 Between **John H. Wells, a single man, Grantor**, and **Kevin Anthony Stiegler and Melissa Ann Stiegler, husband and wife**, whose address is: **832 Northwest 3rd Avenue, Williston, FL 32696, Grantee**.

Witnesseth: that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Levy, State of Florida to wit:

LOT 11, OAK HAMMOCK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 7-9, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

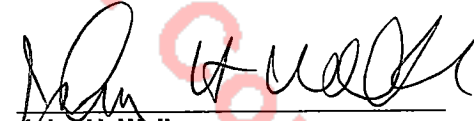
Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2022.

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

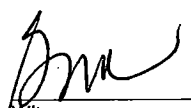
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the **Grantor** has hereunto set hand and seals the date first above written.

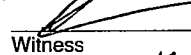
Signed, Sealed and delivered in our presence:



John H. Wells
1530 Elmar Road, Jacksonville, FL 32226



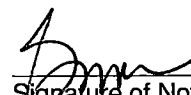
Witness
Printed Name BARBARA G SWEET



Witness
Printed Name KEVIN TOWER

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 2nd day of May, 2023, by John H. Wells.



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

Personally Known: OR Produced Identification: _____ Type of Identification Produced: _____

