

Prepared by and return to:
TJ Brinson
Legacy Title of Live Oak, LLC
118 Parshley Street Southwest
Live Oak, FL 32064
(386) 330-0125
File No 24-707

Parcel Identification No 05-4S-16-02773-009

[Space Above This Line For Recording Data]

COPY

WARRANTY DEED

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

This indenture made the ^{15th} day of April, 2024 between Jeffrey Scott Griffin and Mary Ann Griffin, Husband and Wife, whose post office address is P.O. Box 708, Keystone Heights, FL 32656, of the County of Clay, State of Florida, Grantors, to Jose Antonio Reyes Barragan and Johanna Veras, as Joint Tenants with Rights of Survivorship, whose post office address is 175 Southwest Harlowe Place, Lake City, FL 32024, of the County of Columbia, 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:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 5, Township 4 South, Range 16, East, Columbia County, Florida and run thence South 02°02'25" East along the East line of said Section 5, a distance of 280.35 feet more or less to a concrete monument on the South Right of Way line of a 50 foot existing graded road sometimes known as Shady Crest Drive, thence South 88°29'13" West along the South right of way line of Shady Crest Drive, a distance of 626.35 feet to the Point of Beginning, thence South 02°02'25" East 772.05 feet to the centerline of a 50 foot existing graded road sometimes known as "Cable Circle", thence South 88°29'13" West 368.25 feet to the East Right of Way line of a 50 foot existing graded road sometimes known as "Vista Road", thence North 02°04'28" West 772.05 feet to the South right of way line of aforesaid Shady Crest Drive, thence North 88°29'13" East along the South line of Shady Crest Drive 372.19 feet to the Point of Beginning. Less and Except 25 feet off the South side thereof for right of way of aforesaid Cable Circle.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: P.O. Box 708, Keystone Heights, FL 32656.

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

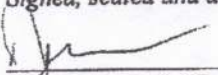
Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

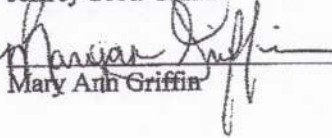
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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



Jeffrey Scott Griffin



Mary Ann Griffin