

Prepared by and return to:  
Elizabeth Questell  
Title Quest Investments LLC  
18503 Pines Blvd  
Pembroke Pines, FL 33029

File Number: 2022-108  
Folio No.: R08385-001  
**\$170,000.00**

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## Warranty Deed

**This Warranty Deed, made this 10th day of August, 2022 between Christa K. Foster, a married woman f/k/a Christa K. Knudsen f/k/a Christa K. Hilton joined by her husband, Edward D. Foster whose post office address is 470 SE Myrtis Dortch Terrace, Lake City, FL 32025, grantor,**

**and Bryan S. Arias and Nicole M. Caravello, husband and wife whose post office address is 1062 SE Country Rd, # 252, Lake City, FL 32025, grantee:**

(Wherever 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)

**Witnesseth, that the grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, 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:**

BEGIN AT THE POINT WHERE THE EAST BOUNDARY OF THE NW 1/4 OF SW 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 17 EAST INTERSECTS THE SOUTH RIGHT-OF- WAY LINE OF THE OLD LAKE BUTLER ROAD AND RUN NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 420 FEET FOR A POINT OF BEGINNING, THENCE SOUTHWESTERLY AND PARALLEL TO THE EAST LINE OF SAID NW 1/4 OF SW 1/4 210 FEET; THENCE NORTHWESTERLY AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD LAKE BUTLER ROAD 210 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID NW 1/4 OF SW 1/4 210 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID OLD LAKE BUTLER ROAD 210 FEET TO THE POINT OF BEGINNING.

**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, and hereby 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, the said grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

Lucy M. Gierkeig

Witness Name: Lucy M. Gierkeig

Patrice M Green

Witness Name: Patrice M Green

Christa K. Foster (Seal)

Christa K. Foster, f/k/a Christa K. Knudsen f/k/a Christa K. Hilton

Edward D. Foster (Seal)

Edward D. Foster

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 07 day of August, 2022 by, **Christa K. Foster, a married woman f/k/a Christa K. Knudsen f/k/a Christa K. Hilton** joined by her husband, **Edward D. Foster**,  who is personally known by me or  who has produced Driver License as identification.



[Notary Seal]

Patrice M Green  
Notary Public

Printed Name Patrice M Green

My Commission Expires: 08/11/2025