

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12547

Inst: 202312022413 Date: 11/30/2023 Time: 3:20PM
Page 1 of 2 B: 1503 P: 1828, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 1190.00

Warranty Deed

This Warranty Deed is executed this 29 day of November, 2023 by Lisa Christine Sweeny, F/K/A Lisa Christine Cadrain and her husband, Randy Sweeny, wife and husband, hereinafter called the grantor, to Fernando Pineda, whose address is 18095 Northeast 19th Avenue, North Miami Beach, FL 33162, hereinafter called the 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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Commence at the SE corner of the NE 1/4 of Section 5, Township 7 South, Range 16 East, Columbia County, Florida, and run thence N.00°32'08"W., 975.84 feet; thence S.89°06'29" W., 1085.84 feet to the Point of Beginning, thence continue S.89°06'29"W., 214.10 feet; thence S.00°24'15"E., 205.39 feet; thence N.89°06'29"E., 214.10 feet; thence N.00°24'15"W., 205.39 feet to the Point of Beginning. LESS AND EXCEPT existing road right of way.

Together with a 2002 PINR Doublewide Mobile Home with Vin # PH1220GA20031A and PH1220GA20021B.

THESE MOBILE HOME TITLES HAVE BEEN RETIRED WITH THE FLORIDA DEPT. OF MOTOR VEHICLES ACCORDING TO FLORIDA STATUTE SECTION 319.261 AND HEREAFTER ALWAYS A PART OF THIS REAL PROPERTY.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And 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; 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nikki Douglas
Witness

Nikki Douglas
Printed Name

Thomas Duncan
Witness

Thomas Duncan
Printed Name

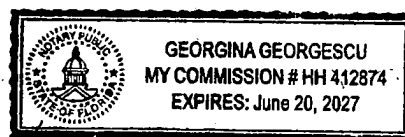
Lisa Christine Sweeny
Lisa Christine Sweeny

Randy Sweeny
Randy Sweeny

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 29 day of November, 2023, by Lisa Christine Sweeny and Randy Sweeny.

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



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: FL DL license