

Prepared by and return to:

Rob Stewart
Lake City Title
426 Southwest Commerce Drive
#145
Lake City, FL 32025
(386) 758-1880
File No 2022-6317MS

Parcel Identification No 00-00-00-13429-000, 00-00-00-13437-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1 day of August, 2022 between Danielle Marche Perry, a Married Woman and Ryan Eastman Hall, a Married Man, whose post office address is 693 SW Sabre Avenue, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantors, to Manuel Isidro Quinde-Espinoza and Martha Corina Peralta Urgiles, Husband and Wife, whose post office address is 642 SE Monroe Street, Lake City, FL 32025, 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:

Lots 1 and 12, Block 7, Gelberg's Replat of Blocks 6,7,8 and 9 Oak Park, a subdivision according to plat thereof recorded in Plat Book 2, Page 15, public records of Columbia County, Florida. Less and except that part for Monroe Street, as described in Official Records Book 154, at Page 278, (SRD No. 146.1) of the public records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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


Subject to taxes for 2022 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.

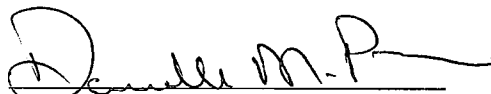
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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

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

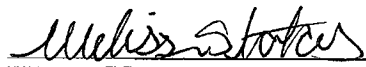
*Signed, sealed and delivered
in our presence:*



WITNESS
PRINT NAME: Karli Hancock



Danielle Marche Perry



WITNESS
PRINT NAME: Melissa Stokes



Ryan Eastman Hall

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 11 day of August, 2022, Danielle Marche Perry and Ryan Eastman Hall, who are personally known to me or have produced DL as identification.



Signature of Notary Public

