

Prepared by and return to:

Jose I. Moreno
Attorney at Law
Jose I. Moreno PA
240 NW 76th Drive, Suite D
Gainesville, FL 32607
File Number: 24-368S

Inst: 202412023419 Date: 11/04/2024 Time: 2:44PM
Page 1 of 2 B: 1526 P: 1961, James M Swisher Jr, Clerk of Court
Columbia, County, By: VQ
Deputy ClerkDoc Stamp-Deed: 595.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25 day of **October, 2024** between **Robert Corens and Patricia Corens, husband and wife** whose post office address is **14305 Northwest 145 Avenue, Alachua, FL 32615**, grantor, and **Samuel Martinez and Jovelis Martinez, husband and wife** whose post office address is **1845 Southwest Haltiwanger Road, Lake City, FL 32024**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 16, of Sedgfield Phase III, according to the Plat thereof, recorded in Plat Book 8, Pages 60 through 64, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 03-6S-16-03767-316

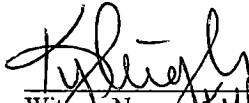
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

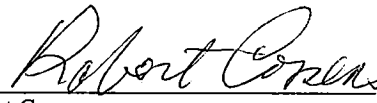
To Have and to Hold, the same in fee simple forever.

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; that the grantor hereby fully 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, 2023**.

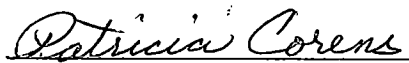
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Kyleigh Wright
Address: 240 NW 76th Drive, Ste D,
Gainesville, FL 32607


Robert Corens

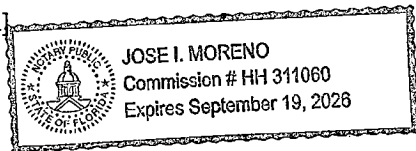

Witness Name: JOSE I. MORENO
Address: 240 NW 76th Drive, Ste D,
Gainesville, FL 32607

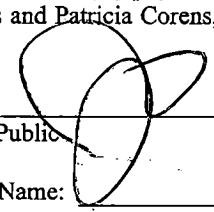

Patricia Corens

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of October, 2024 by Robert Corens and Patricia Corens, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public 

Printed Name: _____

My Commission
Expires: _____