

Prepared by and Recording requested by:
Evelyn Lopez
PCG Title Insurance Agency LLC
1580 Sawgrass Corporate Parkway, Ste 130
Sunrise, FL 33323
File Number: 2026-284
Parcel ID: 085S1709165008

Warranty Deed

This Warranty Deed made this 26th day of May, 2026, between **Lester Alexander Dicks, a single man**, whose post office address is **2078 Southwest County Road 240, Lake City, FL 32024**, grantor, and **Rafael Vargas Rivera and Giselle Vargas, husband and wife**, whose post office address is **17580 NW 235th St, High Springs, FL 32643**, grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Columbia, Florida, viz:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA, FLORIDA, THENCE RUN N.00°49'27"W., ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 78.65 FEET; THENCE N.87°19'28"E., 1851.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW MIXON ROAD (A COUNTY MAINTAINED DIRT ROAD); THENCE S19°56'40"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 575.80 FEET; THENCE S.87°58'36"W., 2039.26 FEET TO A POINT ON THE SAID WEST LINE OF THE SE 1/4; THENCE N.00°49'27"W., ALONG SAID WEST LINE, A DISTANCE OF 448.25 FEET TO THE POINT OF BEGINNING.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, 2025.

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:

Eva Robinson
Witness

Printed Name: Eva Robinson

Mailing Address: 2179 SW 112th
LAKE CITY, FL 32024

Marijuana P Vandeyck
Witness

Printed Name: Marijuana P Vandeyck

Mailing Address: 21092 126th DR O/Brunswick
FL 32071

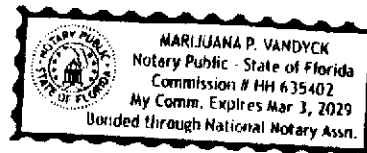
Lester Alexander Dicks
Lester Alexander Dicks

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 26 day of May, 2026, by Lester Alexander Dicks, ☐
who is/are personally known to me or ☒ who has/have produced
Driver's License as identification.

Marijuana P Vandeyck
Signature of Notary Public

Marijuana P Vandeyck
Print, Type/Stamp Name of Notary



WARRANTY DEED