

Prepared by and return to:

Terri Moody
Dixie Title Services, LLC
167 Northeast 351 Highway
Cross City, FL 32628
(352) 494-9862
File No DTS210803

Consideration: \$24,900.00

Parcel Identification No 00-00-00-01438-315

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WARRANTY DEED

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

This indenture made the **14th day of January, 2022** between **Samuel Orozco, Jr.**, whose post office address is **104 Charles St, Mineola, NY 11501**, of the County of Nassau, State of New York, Grantor, to **John R. Horne and Lynette K. Horne, husband and wife**, whose post office address is **176 Ekhoﬀ Lane, Lake Placid, FL 33852**, of the County of Highlands, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lot 15, of Block 6, of Unit 23 Three Rivers Estates as per Plat thereof, as recorded in Plat Book 4, Pages 80-80A, of the Public Records of Columbia County, Florida.

NOTE: The Grantor herein certifies the subject property is not his homestead property nor contiguous thereto as defined by the laws of the State of Florida.

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

Subject to taxes for 2021 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:

Mayreli Genao
WITNESS

PRINT NAME: Mayreli Genao

Rodry Castro
WITNESS

PRINT NAME: Rodry Castro

Samuel Orozco, Jr.
Samuel Orozco, Jr.

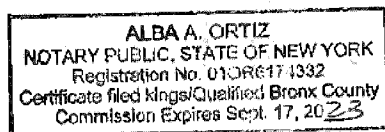
STATE OF New York

COUNTY OF Kings

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of January, 2022, by Samuel Orozco, Jr..

Alba A. Ortiz
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: US Passport