

Prepared by and return to:

Kyle Polansky  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 22-174

Parcel Identification No R03745-220

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## WARRANTY DEED

(STATUTORY FORM SECTION 689.02, F S )

**This indenture made the 27th day of May, 2022 between Hugo M. Soto and Faiga L. Soto, both Individually and as Trustees of Soto Family Trust UDT 12/19/2006 dated December 19, 2006, whose post office address is 16667 Lemarsh Street, Los Angeles, CA 91343, of the County of Los Angeles, State of California, Grantor, to Ricky Lane Hendrix and Ruth Ellen Hendrix, a married couple, as tenants by the entirety, whose post office address is 3611 Saddle Brook Lane, St. Augustine, FL 32084, of the County of St. Johns, 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 20, Sunview Estates, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 103 through 105, inclusive, of the Public Records of Columbia County, Florida.

**Grantors Hugo M. Soto and Faiga L. Soto both warrant this property is not their homestead property nor is it homestead property of any trustee or individual.**

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

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

Signed, sealed and delivered in our presence:

Soto Family Trust UDT 12/19/2006 dated December 19, 2006

Witness #1  
PRINT NAME: Alireza Soroush  
5/26/22  
Witness #2  
PRINT NAME: JANURY AROCHO

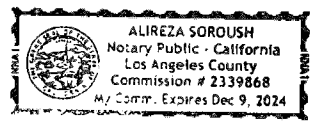
By: [Signature]  
Hugo M. Soto, Individually and as Trustee

By: [Signature]  
Faiga L. Soto, Individually and as Trustee

STATE OF California  
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 26 day of MAY, 2022, by Hugo M. Soto and Faiga L. Soto, Individually and as Trustees of Soto Family Trust UDT 12/19/2006 dated December 19, 2006.

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



Personally Known:  OR Produced Identification: California Driver License  
Type of Identification  
Produced: DMV California