

Prepared by and Return to:
Giovanni L Padron Gonzalez

4949 W HWY 316 Reddick, FL 32686

Property Appraiser Parcel Identification Number:

33-4S-16-03265-215

Inst: 202412008425 Date: 04/24/2024 Time: 9:30AM
Page 1 of 1 B: 1513 P: 221, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *HA*
Deputy Clerk Doc Stamp-Deed: 525.00

QUITCLAIM DEED

THIS INDENTURE, Made and executed the 24 day of April, 2024 A.D., by **CAS OPPORTUNITIES LLC**, of 246 SW Magical Terrace, Lake City, FL 32024 hereinafter collectively referred to as "grantor", and **Giovanni L Padron Gonzalez**, whose address is 4949 W HWY 316 Reddick, FL 32686, hereinafter collectively referred to as "grantees",

WITNESSETH: That the Grantors, for and in consideration of the sum of \$75000 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantees, Grantee's, heirs and assigns forever, all the rights, title, interest and claim of the Grantors in and to the following described land in Columbia County, FL, to-wit:

LOT 15 BLOCK A MAULDIN WOODLANDS S/D PHASE 2. ORB 833-164,

WD 1067-2509, WD 1089-2026, QCD 1261-1608, QC 1422-76.

IN WITNESS WHEREOF, Grantors have executed this deed under seal on the date aforesaid.

1st - Witness Signature

Tori Gelger

Sign

Tori Gelger

Print Name

173 NE Hernandez Ave

Address *Lake City, FL 32055*

2nd - Witness Signature

Anna J Swearengin

Sign

Anna J. Swearengin

Print Name

173 NE Hernandez Ave

Address *Lake City, FL 32055*

Cesar Silva
Cesar Silva
CAS OPPORTUNITIES LLC

Signed, Sealed and Delivered in Our Presence:

STATE OF FLORIDA
COUNTY OF *Columbia*

The foregoing instrument was acknowledged before me this 24 day of April, 2024, by Cesar Silva, managing member of CAS OPPORTUNITIES LLC who has produced *FL ID #* as identification.

SEAL
Anna J Swearengin
Notary Public

