

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Daniel Fontana, Esq.**

The Toney Law Firm

925 NW 56th Terrace, Suite B

Gainesville, Florida 32605

Property Appraisers Parcel Identification (Folio) Number: 09-55-16-03497-002

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, executed this 2<sup>nd</sup> day of September, 2021, by MARIO MIRA, JR. and VIRGINIA M. MIRA, husband and wife, Grantor, to MARIO MIRA, JR. and VIRGINIA MIRA, as Trustees of the MIRA FAMILY REVOCABLE TRUST under Agreement dated September 2, 2021 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 7297 SW County Road 240, Lake City, FL 32024, Grantee,

**WITNESSETH**, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Columbia, State of Florida, to-wit:

Commence at the Northwest corner of the S 1/4 of the NE 1/4, Section 9, Township 5 South, Range 16 East, Columbia County, Florida, and run thence S 89°32'28" E along the North line of said S 1/4 of NE 1/4, 744.50 feet to the Point of Beginning; thence continue N 89°32'28" E along said North line, 1038.22 feet; thence S 1°22'29" E, 477.83 feet; thence S 87°46'23" W, 1038.20 feet; thence N 1°22'29" W, 509.87 feet to the Point of Beginning. Said lands being a part of the SW 1/4 of NE 1/4 and SE 1/4 of NE 1/4.

Together with an easement for Ingress and Egress described as follows: Commence at the Northwest corner of the SW 1/4 of NE 1/4, Section 9, Township 5 South, Range 16 East, Columbia County, Florida and run thence N 89°32'28" E along the North line of said SW 1/4 of NE 1/4, 744.50 feet; thence S 1°22'29" E, 509.87 feet to the Point of Beginning; thence S 77°49'19" W, 33.54 feet; thence S 1°22'29" E, 871.13 feet to the North right-of-way line of County Road No. C-240, and to a point of curve; thence Easterly along said right-of-way line along said curve concave to the right having a radius of 1949.86 feet along a chord bearing N 82°44'13" E, 60.32 feet; thence N 1°22'29" W, 871.11 feet; thence S 87°46'23" W, 30.00 feet to the Point of Beginning.

### NOTE TO PROPERTY APPRAISER:

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

**SUBJECT TO:** Taxes and assessments for the current year and all subsequent years.

**SUBJECT TO:** Conditions, restrictions, limitations, easements and utility agreements of record, if any.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY A. SCOTT TONEY, P.A. AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.**

**AND**, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant 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 the current year.

**IN WITNESS WHEREOF**, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Witness #1 Signature)

**Daniel Fontana**

(Witness #1 Print Name)

(Witness #2 Signature)

**Jessica R. Jones**

(Witness #2 Print Name)

State of Florida

County of Alachua

MARIO MIRA, JR.

7297 SW County Road 240, Lake City, FL  
32024

VIRGINIA M. MIRA

7297 SW County Road 240, Lake City, FL  
32024

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared MARIO MIRA, JR. and VIRGINIA M. MIRA, [X] by means of physical presence or ☐ online notarization, ☐ who are personally known to me or [X] who have produced a driver's license as identification and who did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid, this 2<sup>nd</sup> day of September, 2021



NOTARY PUBLIC