

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6802VB

Parcel Identification No 33-5s-16-03745-309

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 24 day of March, 2023 between Pedro Ovalle, a Single Man, whose post office address is 404 Hawthorn Apt C, San Antonio, TX 78225, of the County of Bexar, State of Texas, Grantor, to Timothy Colbern, a Single Man, whose post office address is 2651 NE 114 Avenue, Bronson, FL 32621, of the County of Levy, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 9, Sunview Estates Addition, according to the Plat thereof, recorded in Plat Book 7, Page(s) 106 and 107, of the Public Records of Columbia County, Florida.

TOGETHER WITH that certain Doublewide 2006, FTWD mobile home, VIN Number(s) GAFL575A77327BH21 & GAFL575B77327BH21 title numbers 0094540508 & 0094540456, The Titles for the above referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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 covenants with the Grantee 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:

Attko
WITNESS
PRINT NAME: Amber H. Suhl

Valerie Bern
WITNESS
PRINT NAME: Valerie Bern

Pedro Ovalle
Pedro Ovalle

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 24 day of March, 2023, Pedro Ovalle, who is/are personally known to me or has/have
produced DL as identification.

Attko
Signature of Notary Public

