

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2018-2392
Parcel Identification No 03-4S-16-02731-112

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WARRANTY DEED

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

This indenture made the 27th day of June, 2018 between The Preserve at Laurel Lake, Inc., a Florida Corporation, whose post office address is 426 SW Commerce Drive, Suite 130, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to Rolando Dominguez Mustafa and Evelin Jayo Farell, Husband and Wife, whose post office address is 437 SW Rosemary Drive, Lake City, FL 32024, of the County of Columbia, 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 112, of PRESERVE AT LAUREL LAKE UNIT 1, according to the Plat thereof, as recorded in Plat Book 9, Page 19, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2018 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 are 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:*

Carlene Crosier
WITNESS Carlene Crosier

Regina Simpkins
WITNESS Regina Simpkins

The Preserve at Laurel Lake, Inc., a Florida Corporation

By: [Signature]
Scott D. Stewart, President

State of Florida
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th day of June, 2018 by Scott D. Stewart President of The Preserve at Laurel Lake, Inc., a FL Corporation, who is personally known to me.

Regina Simpkins
Signature of Notary Public
Regina Simpkins

