

Prepared by and return to

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615
(352) 565-7800
File No 23-217

Parcel Identification No R01689-112

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WARRANTY DEED

(STATUTORY FORM – SECTION 689 02, F.S.)

This indenture made the 26 day of JULY, 2023 between JUAN VAZQUEZ and JULIE ANN VAZQUEZ, husband and wife, whose post office address is 611 Olive Tree Circle, Greenacres, FL 33413, of the County of Palm Beach, State of Florida, Grantors, to KENNETH DAVID HILL and REBECCA RENEE HILL, husband and wife, whose post office address is 115 Northeast 31st Terrace, Cape Coral, FL 33909, of the County of Lee, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 12, Block A, Suwannee Hills, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 70, 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 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Roselyn Espino
WITNESS # 1 SIGN AND
PRINT NAME: ROSALYN ESPINO

Juan Vazquez
JUAN VAZQUEZ

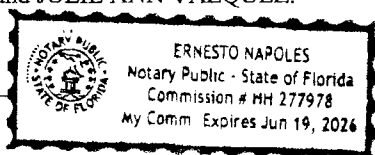
Julie Ann Vazquez
JULIE ANN VAZQUEZ

Ernesto Napoles
WITNESS # 2 SIGN AND
PRINT NAME: ERNESTO NAPOLES

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 26 day of JULY, 2023, by JUAN VAZQUEZ and JULIE ANN VAZQUEZ.

Ernesto Napoles
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: Florida Driver License