

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2022-6587MS

Parcel Identification No 00-00-00-14405-000, 00-00-00-14404-000

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

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

**This indenture made the 2 day of December, 2022 between James W. Dunham and Lucille Idarola, Husband and Wife**, whose post office address is **2495 SW Centerville Avenue, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Ruben Laureano, a Single Man, and Alexander Veiga, a Single Man**, whose post office address is **736 SW Trenton Terrace, Fort White, FL 32038**, of the County of Columbia, 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:

**Parcel 1:**

The West 1/2 of the Northwest 1/4 of Lot 51, Collins Survey, in the Eastern extension of Fort White, Florida, running North and South on Bryan Street 105 feet, and East and West on Jordan Street 55 feet, and the Southwest 1/4 of Block 51 of the Town of Fort White; lying and being in Columbia County, Florida.

**Parcel 2:**

The East 1/2 of the Northwest 1/4 of Block 51, Town of Fort White, Florida, according to the plat thereof as recorded in Plat Book 1, Page 48 of the Public Records of Columbia County, Florida.

Less and Except that portion lying within the right of way of US Highway 27

**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:*

Beverly Benedetto  
WITNESS

PRINT NAME: Beverly Benedetto

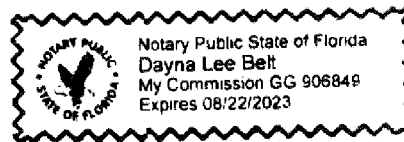
James W. Dunham  
James W. Dunham

Edward Holman  
WITNESS

PRINT NAME: Edward C Holman

Lucille Idarola  
Lucille Idarola

STATE OF FLORIDA  
COUNTY OF Seminole



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of December, 2022, James W. Dunham and Lucille Idarola, who are personally known to me or have produced \_\_\_\_\_ as identification.

Dayna Lee Belt  
Signature of Notary Public