

Prepared by and return to:

Ralph R. Deas Esquire
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File Number: 2023-92
Will Call No.:

Inst: 202312010485 Date: 06/06/2023 Time: 1:35PM
Page 1 of 2 B: 1492 P: 288, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM *MS*
Deputy Clerk Doc Stamp-Deed: 217.00

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Warranty Deed

This Warranty Deed made this 5th day of June, 2023 between NE Otis Court Land Trust # 1063 Deas Law Trust as Trustee, a Florida Limited Liability Company whose post office address is 227 SE Hernando Ave, Lake City, FL 32025, grantor, and Mario Merida whose post office address is 13419 NW 145 Ave., Alachua, FL, 32615, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of THIRTY ONE THOUSAND DOLLARS (\$31,000.00) 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 County, Florida to-wit:

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 29, Township 3 South, Range 17 East, Columbia County and run thence East 210 feet thence South 100 feet for the POINT OF BEGINNING; thence run South 166.23 feet; thence run West 90 feet; thence run North 166.23 feet; thence run East 90 feet to the POINT OF BEGINNING.

Together with that certain 1983 double wide mobile home, VIN numbers XXXXXXXXXX

Parcel Identification Number: 29-3S-17-05825-000(25879)

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 12/30/2022.

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:

Shay Hampton
Witness

Printed Name: Shay Hampton

[Signature]
Witness

Printed Name: Victoria Davis

**NE Otis Court Land Trust # 1063 Deas Law Trust as
Trustee, a Florida Limited Liability Company**

By: [Signature]
Ralph Deas, Managing Member

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of June, 2023 by Ralph Deas, Managing Member of NE Otis Court Land Trust # 1063 Deas Law Trust as Trustee who is personally known or has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public

Print Name: Victoria M. Davis

My Commission Expires: February 15, 2026



VICTORIA M. DAVIS
Commission # HH 228986
Expires February 15, 2026