

Prepared by and return to:

**Christine Delegal Townsend**  
Attorney at Law  
Law Office of C.D. Townsend, PLLC  
100 Court Street Southeast  
Live Oak, FL 32064  
386-208-0635  
File Number: 19-013RUE

Inst: 201912011095 Date: 05/14/2019 Time: 3:14PM  
Page 1 of 2 B: 1384 P: 1490, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 1260.00

Parcel Identification No. 32-3S-16-02428-002

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## Warranty Deed

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

**This Indenture** made this 14th day of May, 2019 between **Derek MacLaren, a married man, joined by his spouse, Crystal Loretta MacLaren** whose post office address is **3549 County Road 141, Jennings, FL 32053** of the County of **Hamilton, State of Florida**, grantor\*, and **Jose M. Rueda and Mercedes Rueda, husband and wife** whose post office address is **362 SW Birley Avenue, Lake City, of the County of Columbia, State of Florida**, grantee\*.

**Witnesseth** that said grantor, for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) 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 SW corner of the NE 1/4 of the NW 1/4, Section 32, Township 3 South, Range 16 East, Columbia County, Florida, and run thence North 5 degrees 28' 35" East along the West line of said NE 1/4 of NW 1/4, 499.82 feet; thence North 89 degrees 24' 10" East, 497.21 feet to the point of beginning; thence continue North 89 degrees 24' 10" East 873.77 feet to the East line of said NE 1/4 of NW 1/4; thence North 5 degrees 39' 44" East 264.40 feet; thence South 89 degrees 24' 10" West 874.64 feet; thence South 5 degrees 28' 35" West 264.31 feet to the point of beginning.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Christine Townsend  
Witness Name: Christine Townsend

Yamilka Lopez  
Witness Name: Yamilka Lopez

Christine Townsend  
Witness Name: Christine Townsend

Yamilka Lopez  
Witness Name: Yamilka Lopez

(Seal)  
Derek MacLaren

Crystal Loretta MacLaren (Seal)  
Crystal Loretta MacLaren

State of Florida  
County of Suwannee

The foregoing instrument was acknowledged before me this 14th day of May, 2019 by Derek MacLaren and Crystal Loretta MacLaren, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Christine Townsend  
Notary Public

Printed Name: Christine Townsend

My Commission Expires: 4/10/2020

