

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
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File No 23-138

Parcel Identification No 10-6S-16-03814-118

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 23rd day of June, 2023 between **MARK A. GABRIELSON and ANGELA M. GABRIELSON, husband and wife**, whose post office address is **15095 Southwest 27th Street, Davie, FL 33331**, of the County of Broward, State of Florida, Grantors, to **HERNAN L. VAZQUEZ and SUSI Y ACEBEY VAZQUEZ, husband and wife**, whose post office address is **5150 Silo Road, St. Augustine, FL 32092**, of the County of St. Johns, 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 18

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 10 AND RUN THENCE N 88°52'16" E, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 46.86 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 47; THENCE CONTINUE N 88°52'16" E, ALONG SAID SOUTH LINE 2007.40 FEET TO THE POINT OF BEGINNING; THENCE N 88°52'16" E, ALONG SAID SOUTH LINE A DISTANCE OF 658.00 FEET; THENCE N 00°59'15" W, A DISTANCE OF 658.22 FEET; THENCE S 88°37'18" W, A DISTANCE OF 658.02 FEET; THENCE S 00°59'15" E, A DISTANCE OF 655.35 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS:

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 10 AND RUN THENCE N 88°52'16" E, ALONG THE SOUTH LINE OF SAID SECTION 10 A DISTANCE OF 46.86 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD NO. 47; THENCE N 00°20'30" W, ALONG SAID EAST RIGHT OF WAY 627.05 FEET TO THE POINT OF BEGINNING; THENCE N 00°02'30" W, STILL ALONG SAID RIGHT OF WAY A DISTANCE OF 60.00 FEET; THENCE N 88°53'29" E, A DISTANCE OF 629.67 FEET; THENCE N 00°24'41" W, A DISTANCE OF 681.60 FEET; THENCE N 88°53'26" E, A DISTANCE OF 60.00 FEET; THENCE S 00°24'41" W, A DISTANCE OF 681.60 FEET; THENCE N 88°53'29" E, A DISTANCE OF 629.35 FEET; THENCE N 88°58'12" E, 650.99 FEET; THENCE N 01°01'48" W, A DISTANCE OF 589.75 FEET; THENCE S 87°47'54" W, A DISTANCE OF 36.83 FEET; THENCE N 00°25'25" W, A DISTANCE OF 739.98 FEET; THENCE N 88°25'30" E, A DISTANCE OF 60.01 FEET; THENCE S 00°25'25" E, A DISTANCE OF 679.29 FEET; THENCE N 87°47'54" E, A DISTANCE OF 36.18 FEET; THENCE S 01°01'48" E, A DISTANCE OF 650.81 FEET; THENCE N 88°37'18" E, A DISTANCE OF 2603.18 FEET; THENCE S 00°17'09" E, A DISTANCE OF 60.01 FEET; THENCE S 88°37'18" W, A DISTANCE OF 2632.46 FEET; THENCE S 88°58'12" W, 681.09 FEET; THENCE S 88°53'29" W, 1319.83 FEET TO THE POINT OF BEGINNING, 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

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:

WITNESS

PRINT NAME: Anna Nguyen

WITNESS

PRINT NAME: Anna Nieba

MARK A. GABRIELSON

ANGELA M. GABRIELSON

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 21st day of June, 2023, by MARK A GABRIELSON and ANGELA M GABRIELSON.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Florida Drivers License



FEDERICO PELAYO

Notary Public

State of Florida

Comm# HH327728

Expires 10/31/2026