

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7630CW

Parcel Identification No 18-6S-17-09696-108

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22 day of February, 2024 between **Julio C. Flores, a married man, and Rosa M. Flores, a single woman**, whose post office address is **240 Mill Creek Hollow, Dallas, GA 30157**, of the County of Paulding, State of Georgia, Grantors, to **Robert Daniel Gosselin Jr. and Donna Cox Gosselin, husband and wife**, whose post office address is **21331 SW 376th Street, Homestead, FL 33034**, of the County of Miami-Dade, State of Florida, Grantees:

See Attached Exhibit "A"

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:

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

Subject to taxes for 2024 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:

Dick Mark
Witness: Derick Mauldin
Address: 317 East Main St
Cartersville, GA 30120

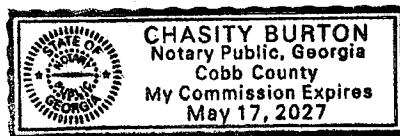
Julio C. Flores
Julio C. Flores

Chasity Burton
Witness: Chasity Burton
Address: 4163 lace mist dr
Kennesaw GA 30144

STATE OF Georgia
COUNTY OF Bartow

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 22 day of February, 2024, by Julio C. Flores.

Chasity Burton
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ID
Type of Identification
Produced: drivers license

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:*

Holly M Brown
Witness: Holly M. Brown
Address: 389 Reynolds Bridge
Rd, Kingston, Ga
30145

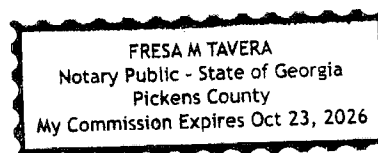
Leonardo F Noriega
Witness: Leonardo F Noriega
Address: 133 Winchester Ridge S
Sasfer GA 30143

Rosa M Flores
Rosa M. Flores

STATE OF Georgia
COUNTY OF Bartow

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of February, 2024, by Rosa M. Flores.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: GA DL

Exhibit "A"

Tustenuggee Plantations Unit I

PARCEL 8

A part of Section 18, Township 6 South, Range 17 East, Columbia County, Florida; being more particularly described as follows:

Commence at a railroad spike at the Northeast corner of said Section 18 and run thence South 89 degrees 49 minutes 17 seconds West, along the North boundary thereof, 3274.38 feet, thence South 00 degrees 27 minutes 15 seconds East, 662.15 feet to the Point of Beginning; thence continue South 00 degrees 27 minutes 15 seconds East, 662.15 feet, thence South 89 degrees 49 minutes 17 seconds West, 657.94 feet, thence North 00 degrees 27 minutes 15 seconds West, 662.15 feet thence North 89 degrees 49 minutes 17 seconds East, 657.94 feet to the Point of Beginning; subject to an easement along the West and South boundary.

Tutstenugee Plantation Unit I
60 foot ingress/egress easement

A strip of land 60 feet wide lying 30 feet each side of the following described centerline: Commence at a railroad spike at the Northeast corner of Section 18, Township 6 South, Range 17 East, Columbia County, Florida and run thence South 00 degrees 51 minutes 43 seconds East, along the East line of said section and along the centerline of Tustenuggee Avenue, 0000.00 feet, thence South 89 degrees 08 minutes 17 seconds West, 40.00 feet to the West right of way line of Tustenuggee Avenue and the Point of Beginning of said centerline, thence continue South 89 degrees 08 minutes 17 seconds West, 612.00 feet, thence South 89 degrees 49 minutes 17 seconds West, 657.94 feet to Reference Point "A", thence continue South 89 degrees 49 minutes 17 seconds West, 1315.88 feet to Reference Point "B", thence continue South 89 degrees 49 minutes 17 seconds West, 1315.88 feet to Reference Point "C", thence continue South 89 degrees 49 minutes 17 seconds West, 657.94 feet to the Point of Termination. ALSO: Begin at Reference Point "A" and run North 00 degrees 27 minutes 15 seconds West, 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the Point of Termination. ALSO: Begin at Reference Point "A" and run South 00 degrees 27 minutes 15 seconds East, 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the Point of Termination. ALSO: Begin at Reference Point "B" and run North 00 degrees 27 minutes 15 seconds West, 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the Point of Termination. ALSO: Begin at Reference Point "B" and run South 00 degrees 27 minutes 15 seconds East, 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the Point of Termination. ALSO: Begin at Reference Point "C" and run North 00 degrees 27 minutes 15 seconds West, 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the Point of Termination. ALSO: Begin at Reference Point "C" and run South 00 degrees 27 minutes 15 seconds East, 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the Point of Termination.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.