

Prepared by and return to:
Peninsula Title & Escrow Services, LLC
4888 Babcock Street NE
Palm Bay, Florida 32905
File Number: 23-520
Folio Number: 05-5S-17-09118-103

Inst: 202312001682 Date: 02/01/2023 Time: 11:12AM
Page 1 of 1 B: 1483 P: 2286, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy ClerkDoc Stamp-Deed: 133.00

Warranty Deed

Made this 25 day of January, 2023, A.D. By SURENDRA PERERA, a married man, whose address is: 10156 Deer Glen Trail, Fort Worth, Texas 76140, hereinafter called the grantor, to ERIC WOODS, a married man, whose address is: 200 SW Crescent Street, Lake City, Florida 32025, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 3, Dogwood Lake Retreat, according to the map or plat thereof, as recorded in Plat Book 3, Page 86, of the Public Records of Columbia County, Florida.

Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2023 and subsequent years.

This is vacant, unimproved land and is not contiguous to the homestead or residence of the Grantor.

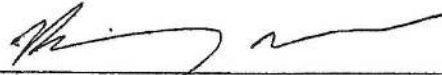
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

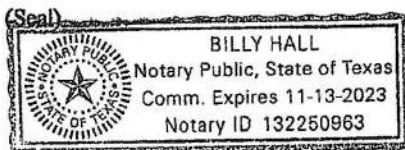

FIRST WITNESS
Printed Name Billy Hall

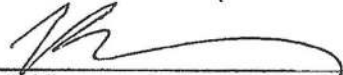

SURENDRA PERERA
Address: 10156 Deer Glen Trail, Fort Worth, Texas 76140


SECOND WITNESS
Printed Name Wesley Bonavides

State of Texas
County of Tarrant

The foregoing instrument was acknowledged before me by means of physical presence, on this 25th day of January, 2023, by SURENDRA PERERA, a married man, who is personally known to me or who did produce State Driver's License as identification.




Notary Public
My Commission expires: 11-13-2023