

Prepared by and return to:

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File Number: 23-310D

Parcel Identification Nos. 14-2S-16-01608-112 and 11-2S-16-01593-112

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Warranty Deed

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

This Indenture made this 26 day of **October, 2023** between **Clara Patricia Botero and Barox Zerankua Quiroga, Husband and Wife** whose post office address is **18727 Baker Rd, Umatilla, FL 32784** of the County of **Lake**, State of **Florida**, grantor*, and **Melinda Kay Campbell, a single woman** whose post office address is **8705 71st Avenue East, Palmetto, FL 34221** of the County of **Manatee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

Section 11 and Section 14: A part of Section 11 and a part of Section 15, Township 2 South, Range 16 East, being more particularly described as follows:

Commence at the Northwest corner of said Section 14 and run N 89°18'29" E, along the North line thereof 2763.80 feet for a POINT OF BEGINNING; thence N 00°42'19" E, 370.83 feet; thence N 89°18'03" E, 555.90 feet; thence S 00°59'12" W, 482.87 feet to the North end of a 60 foot county maintained roadway known as Marilyn Lane; thence N 89°00'42" W, 30 feet, thence S 00°59'12" W, along the West line of said Marilyn Lane 381.57 feet; thence S 89°20'59" W, 521.61 feet; thence N 00°41'19" E, 492.17 feet to the Point of Beginning, Columbia County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

[Signature]
Witness
Printed Name: Sebastian Hendo

[Signature]
Clara Patricia Botero

IVETTE TORRES G.
Witness
Printed Name: [Signature]

[Signature]
Witness
Printed Name: Sebastian Hendo

[Signature]
Barox Zerankua Quiroga

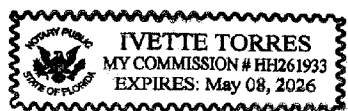
IVETTE TORRES G.
Witness
Printed Name: [Signature]

State of Florida

County of Columbia County

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of October, 2023 by Clara Patricia Botero and Barox Zerankua Quiroga who ☒ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



IVETTE TORRES G. [Signature]
Notary Public
Print Name: IVETTE TORRES G.
My Commission Expires: 05/08/26