

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 23-306

Parcel Identification No 06-6S-17-09617-228

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 11th Day of August, 2023 between Carlos Flores, A/K/A Carlos G. Flores Paniagua, a married person, whose post office address is 741 High Ridge Road, Columbia, PA 17512, of the County of Lancaster, Commonwealth of Pennsylvania, Grantor, to Carlos Alberto Arango and Nancy M. Ramirez, a married couple, as tenants by the entirety, whose post office address is 1881 Riverwood Lane, Coral Springs, FL 33071, of the County of Broward, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lot 28, Meadowlands, Phase 2, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 141 and 142, of the Public Records of Columbia County, Florida.

Grantor Carlos Flores, A/K/A Carlos G. Flores Paniagua warrants this property is not his homestead property or his spouse's homestead property, nor is it contiguous to his homestead property or his spouse's homestead property.

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

Subject to taxes for 2023 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 Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Sermonette Rodriguez

[Signature]
Carlos Flores, A/K/A Carlos G. Flores Paniagua

[Signature]
WITNESS
PRINT NAME: Trina M Albert

STATE OF ~~FLORIDA~~ Pennsylvania
COUNTY OF ~~ALACHUA~~ Lancaster

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 20 day of July, 2023, by Carlos Flores, A/K/A Carlos G. Flores Paniagua.

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

Commonwealth of Pennsylvania - Notary Seal
Tatiana C. Gonzalez, Notary Public
Lancaster County
My Commission Expires September 26, 2026
Commission Number 1424397

Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: PA Driver's License