

**RECORD AND RETURN THIS INSTRUMENT TO:**

Befaihtful Coker  
PO Box 15  
Lake City, Fl 32056

Inst:200912019068 Date:11/13/2009 Time:2:42 PM  
Doc: Stamp-Deed.0.70  
PA DC.P.DeWitt Cason,Columbia County Page 1 of 3 B:1184 P:364

**WARRANTY DEED**

**THIS WARRANTY DEED** is made this 13<sup>th</sup> day of November, 2009 by Milagros Maldonado, whose address is <sup>10829 SW 4th Ave.</sup> ~~10829 SW 4th Ave.~~ <sup>ARCENOVIA, FL 33708</sup> (hereinafter called "Grantor") to Befaihtful Coker, a single person (hereinafter called "Grantee") and whose address is PO Box 15, Lake City, Florida 32056.

(Wherever use hereinafter the term "grantor" and "grantee" includes 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 ~~\$10.00~~ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys, and confirms unto the Grantee, all that certain land suited, lying and being in Columbia County, Florida located at:

Lot 5, 6, 7, & 8 Block C of "SUNSHINE PARK" as per plot thereof recorded in Plot Book 1, Page 2 of the public records of Columbia County, Florida.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

**TOGETHER** with all the tenements, heredities and appurtenances thereunto 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 ht 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 presence the day and year above.

**SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:**

*Milagros Maldonado*  
Milagros Maldonado  
Milagros Maldonado

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness Printed Signature

STATE OF FLORIDA  
COUNTY OF COLUMBIA

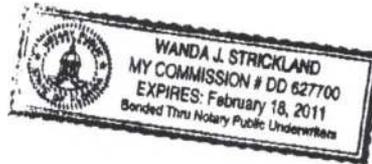
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2009 by Milagros Maldonado, who produced a driver's license.



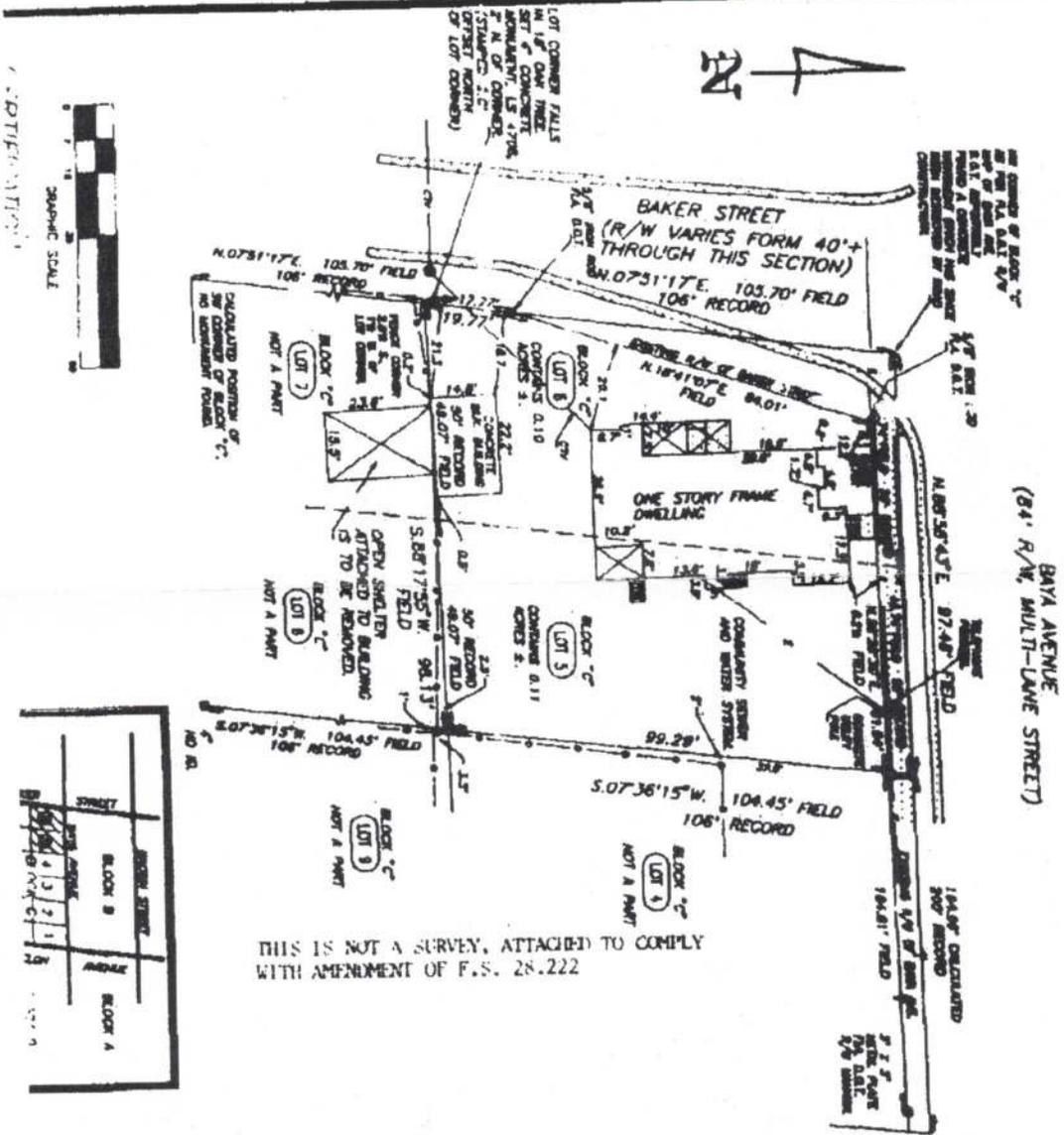
NOTARY PUBLIC STATE AND COUNTY

*Wanda J. Strickland*  
\_\_\_\_\_  
Notary Signature

Wanda J. Strickland  
Notary Printed Name



STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
JAMES M SWISHER JR, CLERK OF COURTS  
By Karl Hancock  
Deputy Clerk  
Date 6/2/23



THIS IS NOT A SURVEY, ATTACHED TO COMPLY WITH AMENDMENT OF F.S. 28.222

- SYMBOL LEGEND**
- 1. BOUNDARY
  - 2. CONCRETE MONUMENT FOUND
  - 3. CONCRETE MONUMENT SET, LS 4708
  - 4. IRON PIN OR PIPE FOUND
  - 5. 5/8" IRON ROD SET, LS 4708
  - 6. WIRE FENCE
  - 7. ELECTRIC UTILITY LINE (OVERHEAD)
  - 8. UNDERGROUND ELECTRIC SERVICE
  - 9. CABLE TV LINE (OVERHEAD)
  - 10. CHAIN LINK FENCE
  - 11. WOODEN FENCE
  - 12. GALV CORRUGATED METAL PIPE
  - 13. RCP REINFORCED CONCRETE PIPE
  - 14. ...
  - 15. ...

**DESCRIPTION:**  
 LOTS 5&6 IN BLOCK 1 OF "STANBINE PARK" AS PER PLAT THEREIN RECORDED IN PLAT BOOK 1 PAGE 2 OF THE PUBLIC RECORDS OF BAY COUNTY, FL.

**DESCRIPTION:**  
 ON OR C OF "STANBINE PARK" AS PER PLAT THEREIN RECORDED IN PLAT BOOK 1 PAGE 2 OF THE PUBLIC RECORDS OF BAY COUNTY, FL.

**DESCRIPTION:**  
 THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD IS ON SAID PLAT D.O.T. P/W MAP USING MONUMENTS 2. BEARINGS & DISTANCES ON THE SOUTH R/W OF BAY AVE THROUGH BLOCK "C" IS IN ZONE "X" AND IS DETERMINED TO BE OUT-TO-PLAIN AS PER FLOOD INSURANCE RATE MAP, DATE JANUARY 6, 1981. COMMUNITY PANEL NO. 120040-00050. FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THE ON SAID PLAT RECORDED.

**NOTED:** ANY MONUMENTS INDICATED ON THIS SURVEY DRAWING AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON, AND NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES LOCATED OR THIS SURVEY EXCEPT AS SHOWN HEREON, WHERE LOCATED ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY DATA, UNLESS IT IS FIELD SURVEY IS 1/19/153.

**PREPARED BY:**  
 1. C.H.B. NATIONAL BANK  
 2. B. BELGARD, MALDEN, MD  
 3. T.M. COUNTY TITLE SERVICES OF LAKE CITY, INC.  
 4. T.A. TITLE INSURANCE COMPANY

**MARK D. DU**  
 LS 4  
 RT. 18 B  
 SISTERS WEL  
 LAKE CITY,  
 (974) 758-9  
 (974) 752-

**IN SECTION**  
**TOWNSHIP**  
**RANGE**  
**COLUMBIA**