

PREPARED BY & RETURN TO:

Name: MARTIN MARTINEZ
Address: 11702 SW TUSTENUGGEE AVENUE, FORT
WHITE, FL 32038
Parcel No.: R09617-226

Inst: 202112005462 Date: 03/25/2021 Time: 3:11PM
Page 1 of 1 B: 1433 P: 997, James M Swisher Jr, Clerk of Court
Columbia County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 03/22/21 day of **March, 2021**, by **MARTIN MARTINEZ**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **MARTIN DEJESUS MARTINEZ and DINORA DELCARMEN MARTINEZ, HIS WIFE**, whose post office address is **11702 SW TUSTENUGGEE AVENUE, FORT WHITE, FL 32038**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

LOT 26, MEADOWLANDS, PHASE 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 141-142, COLUMBIA COUNTY, FLORIDA, SUBJECT TO DEED RESTRICTIONS RECORDED IN OR BOOK 1004, PAGES 2054-2055, COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO EASEMENTS OF RECORD RECORDED IN OR BOOK 1006, PAGE 891-8925, COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO POWER LINE EASEMENT.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

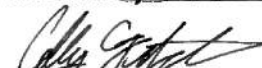
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Nicholas Losi


Witness Signature
Printed Name: Colby Fitchett

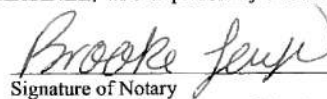

Name: MARTIN MARTINEZ
Address: 11702 SW TUSTENUGGEE AVENUE, FORT
WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of **March, 2021**, by **MARTIN MARTINEZ**, who is personally known to me or who has produced FIDL as identification.



BROOKE TAYLOR
Commission # GG335821
Expires May 16, 2023
Bonded Thru Budget Notary Services


Signature of Notary
Printed Name: Brooke Taylor
My commission expires: GG335821