

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-8040CW

Parcel Identification No 33-3S-17-06406-000

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WARRANTY DEED

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

This indenture made the 30th day of August, 2024 between **Uvaldo Sanchez and Reina Iraheta, Husband and Wife**, whose post office address is **913 Maydell Drive, Tampa, FL 33619**, of the County of Hillsborough, State of Florida, Grantors, to **Sixta Angelica Dejesus Solis and Miguel Angel Santiago Rodriguez, Wife and Husband**, whose post office address is **198 SE Eloise Avenue, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

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

Lot 9, Block 4, Morningside Heights, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 1, of the Public Records of Columbia County, Florida. Less and Except the West 70 feet thereof.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

Subject to taxes for 2024 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered
in our presence:*

Eleanor Loveall

Witness

Print Witness Name and Address:

Eleanor Loveall

1507 S. Alexander Street Suite 102, Plant City FL 33563

Uvaldo Sanchez

Uvaldo Sanchez

Darrell Rodney Smith

Witness

Print Witness Name and Address:

Darrell Rodney Smith

12220 Atlantic Blvd Ste #130, Jacksonville FL 32225

Reina Iraheta

Reina Iraheta

STATE OF FLORIDA
COUNTY OF Duval

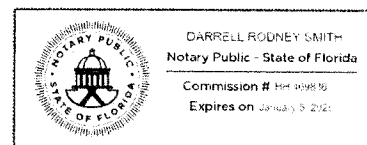
The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization this 30th day of August, 2024, by Uvaldo Sanchez and Reina Iraheta.

Darrell Rodney Smith

Signature of Notary Public

Print, Type/Stamp Name of Notary

Darrell Rodney Smith



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: _____ DRIVER LICENSE

Notarized remotely online using communication technology via Proof.