

Prepared by and return to:
Nicole Wells
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025

File No 2025-2915

Parcel Identification No 31-58-17-09465-022

[Space Above This Line For Recording Date]

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

This indenture made the 9th day of May, 2025 between Sabrina Danielle Colunga, a married woman, whose post office address is 567 Northwest High Point Drive, Lake City, FL 32055, of the County of Columbia, Florida, Grantor, to John P. Sweet, and Jodeen A. Krumenauer, whose post office address is 1316 NE 4th Ave B, Fort Lauderdale, FL 33304, of the County of Broward, Florida, Grantee:

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 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, Florida, to-wit:

LOT # 12, OF "MEADOWS WEST ESTATES", AN UNRECORDED SUBDIVISION, SECTION 31, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA, FLORIDA, DESCRIBED AS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 0 DEGREES 18' 08" E ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 21.77 FEET; THENCE S 88 DEGREES 29' 51" W, 40.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 131 AND THE SOUTH RIGHT-OF-WAY OF GALILIEE CHURCH ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE CONTINUE S 88 DEGREES 29' 51" W, ALONG SAID SOUTH RIGHT-OF-WAY 260.06 FEET; THENCE S 0 DEGREES 18' 08" W, 1947.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0 DEGREES 18' 08" W, 646.29 FEET TO THE NORTH RIGHT-OF-WAY OF SAID COUNTY GRADE; THENCE S 89 DEGREES 38' 19" W, ALONG SAID COUNTY GRADE 337.70 FEET; THENCE N 0 DEGREES 18' 08" E, 646.29 FEET; THENCE N 89 DEGREES 38' 19" E, 337.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH MOBILE HOME TITLE NUMBER ----- LOCATED THEREON.

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

Subject to taxes for 2025 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 Grantee 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.

Signed, sealed and delivered in our presence:

PRINT NAME _____

PRINT NAME

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 9th day of May, 2025, by Sabrina Danielle Colunga, (✓) who is/are personally known to me or () who has/have produced as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

WITNESS 1 ADDRESS

Lab 3/4 32/25

WITNESS 2 ADDRESS

