

Prepared by and return to:

Sherra Gurman
U.S. Title
2622-B2 Northwest 43rd Street
Gainesville, FL 32606
(352) 372-7000
File No UG-18355

Parcel Identification No 10-7S-17-09977-002

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19th day of April, 2024 between Southern Acres Holdings, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 906, Archer, FL 32618, of the County of Alachua, State of Florida, Grantor, to Jose Rodriguez, a married man, and Arisai Q. Rodriguez, a single woman, as joint tenants with right of survivorship, whose post office address is 10131 Southwest 154th Circle Court, Apt. 111, Miami, FL 33196, of the County of Miami-Dade, 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 # 2 Downing Acres (Unrecorded); A part of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 7 South, Range 17 East more particularly described as follows:

Commence at the Northeast corner of the said West 1/2 of Northeast 1/4 of Southeast 1/4 and run South 2 degrees 32 minutes 04 seconds East along the East line thereof, 657.5 feet to the Point of Beginning. Thence continue South 2 degrees 32 minutes 04 seconds East, 328.15 feet; thence South 88 degrees 22 minutes 23 seconds West, 664.19 feet to the East right of way line of Downing Drive; thence North 2 degrees 24 minutes 00 seconds West along the said right of way line, 328.15 feet; thence North 88 degrees 22 minutes 26 seconds East, 663.42 feet to the Point of Beginning, Columbia County, Florida.

Also Known As:

Commence at the Southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4, of Section 10, Township 7 South, Range 17 East, thence run North 345.33 feet for a Point of Beginning, thence run North 328.15 feet, thence West 663.42 feet, thence South 328.15 feet, thence East 664.19 feet to the Point of Beginning, lying and being in Columbia County, Florida. Also Known As Lot 2 of Downing Acres, Unrecorded

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that 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.

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

Signed, sealed and delivered in our presence:

Sherra Gorman
Witness #1 Signature

Sherra Gorman
Witness #1 Printed Name

21022-B2 NW 43rd St.
Gainesville, FL 32606

Witness #1 Address

Carlene Cross
Witness #2 Signature

Carlene Cross
Witness #2 Printed Name

21022-B2 NW 43rd St.
Gainesville, FL 32606

Witness #2 Address

Southern Acres Holdings, LLC, a Florida Limited Liability Company

By: Yurui Xie
Yurui Xie, Authorized Member

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of April, 2024 by Yurui Xie, Authorized Member of Southern Acres Holdings, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Sherra Gorman
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: FLDL

