

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 2023-7538CW

Parcel Identification No 25-3S-15-00220-102

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 8 day of January, 2024 between **Charles Hardy and Bonnie Hardy, Husband and Wife**, whose post office address is **20125 Bowman Road, Spring Hill, FL 34610**, of the County of Pasco, State of Florida, Grantors, to **Diego F. Castro, a Married Man**, whose post office address is **35 Bahama Avenue, Key Largo, FL 33037**, of the County of Monroe, State of Florida, Grantee:

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 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 2, Hunter's Ridge, according to the Plat thereof, recorded in Plat Book 7, Page(s) 156 through 162, of the Public Records of Columbia County, Florida.

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 Grantee 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:*

Laura Nettles
Witness: *Laura Nettles*
Address: *4255 SW Cambridge Glen*
Lake City, FL 32024

Charles Hardy
Charles Hardy

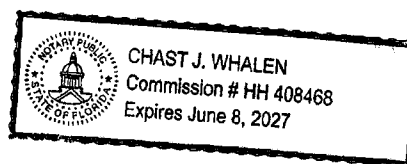
Chast J Whalen *Chast J Whalen*
Witness: *325 S.W. Arrowhead Dr*
Address: *426 S.W. Cambridge Dr. #145*
Lake City, FL 32025

Bonnie Hardy
Bonnie Hardy

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of January, 2024, by Charles Hardy and Bonnie Hardy.

Chast J Whalen
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: *X*
Type of Identification
Produced: *DC*