

Inst: 202012006582 Date: 03/19/2020 Time: 12:00PM  
Page 1 of 4 B: 1408 P: 974, P.DeWitt Cason, Clerk of Court Colum  
County, By: BD  
Deputy Clerk Doc Stamp-Deed: 0.70

RECORDING REQUESTED BY:

ROGER WAYNE NEWTON

INSTRUMENT PREPARED BY:

JOSHUA WAYNE NEWTON  
815 N. Homestead Blvd.  
Homestead, Florida 33030

(Above reserved for official  
use only)

RETURN DEED TO:

ROGER WAYNE NEWTON  
20390 SW 344 ST  
HOMESTEAD, Florida 33034

SEND TAX STATEMENTS TO:

ROGER WAYNE NEWTON  
20390 SW 344 ST  
HOMESTEAD, Florida 33034

Tax Parcel/APN # 25-75-16-  
04321-074

## QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA

DATE: March 9, 2020

COUNTY OF COLUMBIA

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "**Grantor**") hereby quitclaims to the below-named grantee (hereinafter "**Grantee**") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at [REDACTED], [REDACTED], COLUMBIA County, Florida [REDACTED] (the "**Property**").

Legal Description: Parcel ID# 25-75-16-04321-074 S1/2 OF N1/2 OF SW1/4 OF SW1/4 EX CO RD R/W (AKA TRACT #54, RUM ISLAND RANCHES UNR), ALSO EAST 15 FT OF N1/2 OF N1/2 OF SW1/4 OF SW1/4 (AKA THE E 15 FT OF TRACT #53, RUM ISLAND RANCHES UNR). ORB 1238-1823, 1243-615, 1240-47, WD 1251-1142, WD 1319-2696

Grantor: JOSHUA WAYNE NEWTON  
Marital Status: Married  
Address: 815 N. Homestead Blvd.  
Homestead, Florida 33030

JOSHUA WAYNE NEWTON's Spouse:  
CAROLINA NEWTON  
Address: 815 N. Homestead Blvd.  
Homestead, Florida 33030

Grantee: ROGER WAYNE NEWTON  
Marital Status: Married  
Address: 20390 SW 344 ST  
HOMESTEAD, Florida 33034

Vesting Information / Property Interest: ROGER WAYNE NEWTON receives the property from Grantor in fee simple as the sole owner.

### Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on March 9, 2020.

Grantor (or authorized agent)

Signed: 

Print Name: JOSHUA NEWTON

Grantor's Spouse (or authorized agent)


I, CAROLINA NEWTON, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.

Signed: 

Print Name: Carolina Newton

ROGER WAYNE NEWTON's Spouse (or authorized agent)

I, Maria del Rosario Newton, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto my spouse, ROGER WAYNE NEWTON.

Signed: 

Print Name: Maria del Rosario Newton

### Witnesses

On this the 9<sup>TH</sup> day of MARCH, 2020, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

JOSHUA NEWTON, CAROLINA NEWTON, MARIA DEL ROSARIO  
NEWTON

(names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

Signed: A. Vazquez  
Dated: 03/09/2020  
Print Name: Angelito Vazquez  
Address: 815 N HOMESTEAD BLVD  
HOMESTEAD, FL 33030

SECOND WITNESS

Signed: [Signature]  
Dated: 03/09/2020  
Print Name: Jonathan Gomez  
Address: 815 N HOMESTEAD BLVD  
HOMESTEAD, FL 33030

**Notary Public**

STATE OF FLORIDA

COUNTY OF MIAMI DADE COUNTY

On this the 9<sup>TH</sup> day of MARCH, 2020, the foregoing QUIT CLAIM DEED, entered into as of March 9, 2020, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

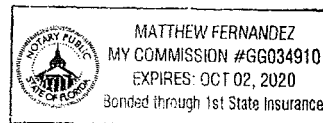
JOSHUA NEWTON, CAROLINA NEWTON, MARIA DEL ROSARIO  
NEWTON

(names of signatories).

WITNESS my hand and official seal.

PRINT: MATTHEW FERNANDEZ

[Affix seal]



SIGN: Matthew Fernandez

My Commission Expires: 10/02/2020

NOTARY PUBLIC