

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 25-392V

Parcel Identification No 00-00-00-01438-321

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

This indenture made the 20th day of November, 2025 between **Gerald L. Cantwell and Nancy J. Cantwell, a married couple, Both Individually and as Trustees of Gerald L. Cantwell & Nancy J. Cantwell Revocable Living Trust dated August 26, 2013**, whose post office address is 1162 Myakka Road, Sarasota, FL 34240, of the County of Sarasota, Florida, Grantor, to **Sacha Concepcion Malua, as Trustee of The Irrevocable Special Needs Trust of Sacha Concepcion Malua**, whose post office address is 26141 Southwest 130th Avenue, Homestead, FL 33032, of the County of Miami-Dade, 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 21, Block 6, THREE RIVER ESTATES UNIT 23, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 80-80A, of the Public Records of Columbia County, Florida.

The property described herein is not now, nor has it ever been, the primary residence/homestead of any person.

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.

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

Signed, sealed and delivered in our presence:

Gerald L. Cantwell & Nancy J. Cantwell Revocable Living Trust
dated August 26, 2013

By: Gerald L. Cantwell
Gerald L. Cantwell, Individually and as Trustee

By: Nancy J. Cantwell
Nancy J. Cantwell, Individually and as Trustee

Harvey Mars
WITNESS #1
PRINT NAME: HARVEY MARS

1118 WESTERN PINE CIR
SARASOTA FL 34240
WITNESS 1 ADDRESS

Amy Mars
WITNESS #2
PRINT NAME: Amy MARS

1118 WESTERN PINE CIR
SARASOTA FL 34240
WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of November, 2025, by Gerald L. Cantwell and Nancy J. Cantwell, Individually and as Trustees of Gerald L. Cantwell & Nancy J. Cantwell Revocable Living Trust dated August 26, 2013, who is/are personally known to me or who has/have produced DRIVERS LICENSE, as identification.

Amy Mars
Signature of Notary Public

Amy MARS
Print, Type/Stamp Name of Notary

