

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

[Space Above This Line For Recording Data]

## 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 30  
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

