

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: 23-121D

Parcel Identification No. 03-6S-16-03766-112

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Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of July, 2023 between Rafael Mata and Luisa Mata, Husband and Wife whose post office address is 7817 Kismet Street, Miramar, FL 33023 of the County of Broward, State of Florida, grantor*, and Paul D. Videon, a single man, Tiffany A. Henderson, a single woman and Christopher Austin Robert Klopp, a married man, joint tenants with rights of survivorship, whose post office address is 248 SW Crest Glen, Lake City, FL 32024 of the County of Columbia, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

Lot 12 of Apalachee Trace (unrecorded)

Commence at the Northwest corner of the NE 1/4 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida, and run N 87°44'50" E, along the North line of said Section 3, a distance of 566.55 feet; thence S 01°18'41" E, 429.05 feet to the Point of Beginning; thence S 87°33'58" E, 471.57 feet to a point on the West line of a Conservation Easement; thence continue S 87°33'58" E, 450.00 feet to a point on the Westerly line of a private road; thence S 01°18'53" E, along said Westerly line, 188.16 feet; thence S 20°17'38" W, still along said Westerly line of a private road, 300.00 feet to a point on the South line of said Conservation Easement; thence continue S 20°17'38" W, still along said Westerly line of a private road, 103.70 feet to its intersection with the Northerly line of another private road; thence N 77°08'31" W, along said Northerly line, 795.16 feet; thence N 01°18'41" W, 429.05 feet to the Point of Beginning.

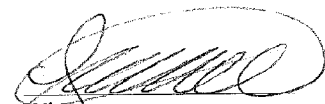
Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

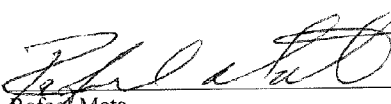
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

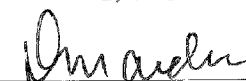
* "Grantor" and "Grantee" are used for singular or plural, as context requires.


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


Signed, scaled and delivered in our presence:

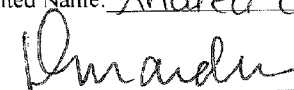

Witness
Printed Name: Andrea Gumminger


Rafael Mata


Witness
Printed Name: Danielle Marden


Witness
Printed Name: Andrea Gumminger

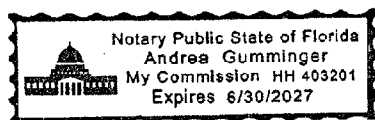

Luisa Mata



Witness
Printed Name: Danielle Marden

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
21 day of July, 2023 by Rafael Mata and Luisa Mata who ☐ are personally known or ☒ have produced drivers' licenses
as identification. & passport

[Seal]




Notary Public
Print Name: Andrea Gumminger
My Commission Expires: 06/30/2027