

Prepared by and return to:
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File Number: **24-191N**

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Warranty Deed

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

This Indenture made this **16th day of August, 2024** between **Dany Hernandez and Julia I. Hernandez, Husband and Wife** whose post office address is **19710 Christmas Rd, Cutler Bay, FL 33157** of the County of **Miami-Dade**, State of **Florida**, grantor*, and **Evelio Armando Miranda, a married man, Co-Trustee and Myrna Barbara Miranda, a married woman, Co-Trustee of the Miranda 2307 Family Revocable Trust utd 7/22/24** whose post office address is **8903 NW 171st Ln, Hialeah, FL 33018** of the County of **Miami-Dade**, 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 21, Sedgefield Phase One, according to the map or plat thereof as recorded in Plat Book 7, Page 87, Public Records of Columbia County, Florida.

Subject to taxes for 2024 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.

----- **Remainder Intentionally Left Blank** -----

Signed, sealed and delivered in our presence:

Witness

Printed Name: Ester Pinto
P.O. Address: 7829 Miller
DS B 103 Miami FL 33155

Witness

Printed Name: Maria Ivonne Loyola
P.O. Address: 13701 SW 102 Ave
Miami FL 33176

Witness

Printed Name: Ester Pinto
P.O. Address: 7829 Miller
DS B 103 Miami FL 33155

Witness

Printed Name: Maria Ivonne Loyola
P.O. Address: 13701 SW 102 Ave
Miami FL 33176

Dany Hernandez
Dany Hernandez

Julia I. Hernandez
Julia I. Hernandez

State of Florida

County of Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2024 by Dany Hernandez and Julia I. Hernandez who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Maria Ivonne Loyola
Notary Public
State of Florida
Comm# HH163742
Expires 12/5/2025

Maria Ivonne Loyola
Notary Public

Print Name: Maria Ivonne Loyola
My Commission Expires: 12/5/2025