

This Instrument Prepared by and Return to:

Kety Gandara

Vogue Title LLC

15500 New Barn Road Suite 210

Miami Lakes, FL 33014

Our File No.: **24-301**

Property Appraisers Parcel Identification (Folio) Number: **166S16-03832-104**

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WARRANTY DEED

THIS WARRANTY DEED, made the 2 day of **August, 2024** by **Gilbert Fabian Martinez, a married man**, whose post office address is **4408 Monroe Street , Hollywood , FL 33021** herein called the Grantor, to **Ricardo Jose Correa and Catherine Ann McCalley-Correa, husband and wife** whose post office address is **203 Chancery Drive , Goldsboro , NC 27530**, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in COLUMBIA County, State of Florida, viz.:

LOT 1, BLOCK B, ICHETUCKNEE PINES, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 94, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Together with a 1995 CLAS Triplewide Mobile Home with VIN # JACFL16399A, JACFL16399B and JACFL16399C

Account Number R03832-104

Grantor herein warrants that this is neither his nor his wife's homestead property. They reside at 4408 Monroe Street, Hollywood, FL 33021

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining **TO HAVE AND TO HOLD**, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

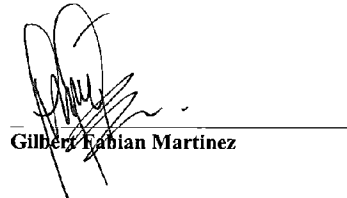
Jelin Adriana Brito
Witness #1 Printed Name

15500 New Burn Rd # 210
Witness #1 Address Miami Lakes, FL 33014


Witness #2 Signature

MARLEN GARCIA
Witness #2 Printed Name

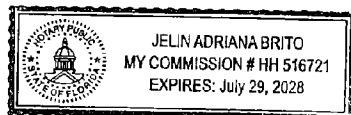
1555 Bonaventure Blvd
Witness #2 Address Weston FL 33326


Gilbert Fabian Martinez (Seal)

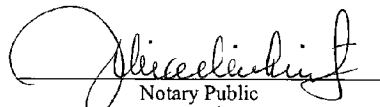
State of Florida
County of Miami - Dade

The foregoing instrument was acknowledged before me this 2 day of August, 2024, by Gilbert Fabian Martinez who appeared by ☒ physical presence or ☐ online notarization and has produced DL as identification.

SEAL



My Commission Expires:


Notary Public
Jelin Adriana Brito
Printed Notary Name