

Prepared by and return to:

Rob Stewart
Lake City Title
426 Southwest Commerce Drive
#145
Lake City, FL 32025
(386) 758-1880
File No 2022-6246MS

Parcel Identification No 12-4S-17-08332-064

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13 day of July, 2022 between **Sherry Rawson, a Married Woman and Rose Little f/n/a Rose Teetsell, a Married Woman**, whose post office address is **11035 Old Dixie Highway, Ponte Vedra Beach, FL 32081**, of the County of St. Johns, State of Florida, Grantors, to **Gabriel Rodriguez, a Single Man and Danelis Lidia Ramirez Perez, a Single Woman**, whose post office address is **18064 SW 149th Place, Miami, FL 33187**, of the County of Miami-Dade, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

See EXHIBIT "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

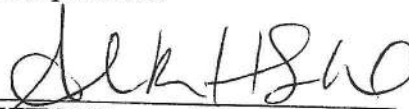
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

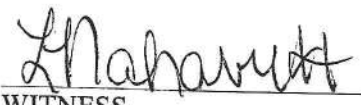
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

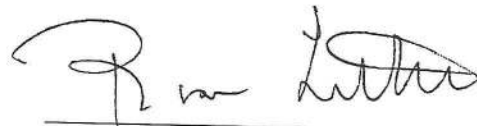
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


WITNESS
PRINT NAME: Amber H Sun


Sherry Rawson


WITNESS
PRINT NAME: Lynette Namahetian


Rose Little f/n/a Rose Teetsell

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of July, 2022, Sherry Rawson and Rose Little f/n/a Rose Teetsell, who are personally known to me or have produced DL as identification.


Signature of Notary Public

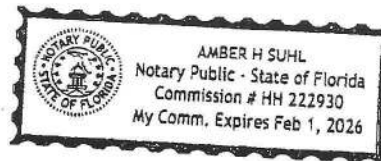


EXHIBIT "A"

Lot 15: of UNIT 3, PRICE CREEK ACRES, an unrecorded subdivision, more particularly described as: COMMENCE at the Northwest corner of the NE 1/4 of SW 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida and run S. 1° 39' 42" E., along the West line of said SE 1/4 of SW 1/4 a distance of 521.78 feet; thence N. 87° 58' 25" E., 1124.86 feet to the POINT OF BEGINNING; thence continue N, 87° 58' 25" E., 210.00 feet; thence S. 1° 39' 42" W., 210.00 feet to the North Right-of-Way line of a 50 foot road; thence S. 87° 58' 25" W., along said North Right-of-Way line 210.00 feet; thence N. 1° 39' 42" W., 210.00 feet to the POINT OF BEGINNING, said lands lying partially in the NE 1/4 of SW 1/4 and partially in the NW 1/4 of SE 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida.

AND

Lot 5: of UNIT 3, PRICE CREEK ACRES, an unrecorded subdivision, more particularly described as: COMMENCE at the Northwest corner of the NE 1/4 of SW 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida and run S. 1° 39' 42" E., along the West line of said NE 1/4 of SW 1/4 a distance of 311.78 feet; thence N. 87° 58' 25" E., 1124.86 feet to the POINT OF BEGINNING, said point being on the South Right-of-Way line of a 50 foot road; thence continue N. 87° 58' 25" E., along said South Right-of-Way line 210.00 feet; thence S. 1° 39' 42" E., 210.00 feet; thence S. 87° 58' 25" W., 210.00 feet; thence N. 1° 39' 42" W., 210.00 feet to the POINT OF BEGINNING, said lands lying partially in the NE 1/4 of SW 1/4 and partially in the NW 1/4 of SE 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida.

AND

Lot 16: UNIT 3, PRICE CREEK ACRES, an unrecorded subdivision, more particularly described as: COMMENCE at the Northwest corner of the NE 1/4 of the SW 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida and run S 1° 39' 42" E along the West line of said NE 1/4 of SW 1/4 a distance of 521.78 feet; thence N 87° 58' 25" E 914. 86 feet to the POINT OF BEGINNING; thence continue N 87° 58' 25" E 210.00 feet; thence S 1° 39' 42" W 210.00 feet to the North Right-of-Way line of a 50 foot road; thence S 87° 58' 25" W along said North Right-of-Way line 210.00 feet; thence N 1° 39' 42" W 210.00 feet to the POINT OF BEGINNING, said lands lying wholly in the NE 1/4 OF SW 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida.