

Inst: 202112011138 Date: 06/04/2021 Time: 11:09AM
Page 1 of 5 B: 1439 P: 368, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 12600.00

This Instrument Prepared By:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

ATT# 4-10509

Warranty Deed

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 2nd day of June, 2021, by LO Exclusivo LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Robert Sanchez whose post office address is: 1217 North Greenway Drive Coral Gables, Florida 33134 hereinafter called the grantee:

(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 corporation)

WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 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, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 Grantee 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; that the Grantor hereby fully 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 the prior year.

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

Signed, sealed and delivered in our presence:

Jordan A. Hallock
WITNESS Jordan A. Hallock

Antonio Callejas Gomez
Antonio Callejas Gomez, as Manager
of LO Exclusivo LLC, A Florida Limited
Liability Company.

Madison Williams
WITNESS Madison Williams
PRINTED NAME

Eduviges Callejas
Eduviges Callejas, as Manager
of LO Exclusivo LLC, A Florida
Limited Liability Company

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of June, 2021, by Antonio Callejas as Manager of LO Exclusivo LLC., a Florida Limited Liability Company, and Eduviges Nucette Callejas, as Manager of LO Exclusivo LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced DL as identification.

(SEAL)


Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

Jordan A. Hallock
NOTARY PUBLIC

My Commission Expires:

4-8061

Exhibit "A"

Parcel I:

Commence at the Southwest corner of the NE 1/4, and run North 86 degrees 30 minutes 49 seconds East along the South line of said Northeast 1/4, being also the centerline of a County maintained graded road, a distance of 1460.03 feet; thence North 27 degrees 32 minutes 33 seconds West, 32.85 feet to the Point of Beginning on the Northerly right of way line of said County Road; thence North 27 degrees 32 minutes 33 seconds West, 1062.26 feet; thence North 86 degrees 30 minutes 49 seconds East, 576.97 feet; thence South 27 degrees 32 minutes 33 seconds East, 50 feet West of an parallel to the Westerly right of way line, Interstate Highway No. 75, a distance of 1062.26 feet to a point on said Northerly line of County Road; thence South 86 degrees 30 minutes 49 seconds West, 576.97 feet to the Point of Beginning. All lying and being within said Northeast 1/4, Section 24, Township 4 South, Range 16 East, Columbia County, Florida.

LESS and EXCEPT:

Commence at the SW corner of the NE 1/4 of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run North 86 degrees 32 minutes 33 seconds East, 1460.03 feet; thence North 27 degrees 32 minutes 33 seconds West, 32.85 feet to the North right of way line of SW Cannon Creek Drive; thence North 86 degrees 30 minutes 49 seconds East, along said right of way line, 371.37 feet to the Point of Beginning; thence continue North 86 degrees 30 minutes 49 seconds East, still along said right of way line, 205.60 feet; thence North 27 degrees 32 minutes 33 seconds West, along a line 50 West of and parallel to the West right of way line of Interstate Highway No. I-75, 492.30 feet; thence South 69 degrees 24 minutes 21 seconds West, 217.76 feet; thence South 31 degrees 40 minutes 55 seconds West, 18.22 feet; thence South 13 degrees 33 minutes 39 seconds East, 21.09 feet; thence South 24 degrees 52 minutes 37 seconds East, 104.60 feet; thence South 29 degrees 07 minutes 22 seconds East, 194.34 feet; thence South 52 degrees 08 minutes 51 seconds East, 116.91 feet to the Point of Beginning.

Parcel II:

Lot 7, of Cannon Creek Acres, a subdivision as recorded in Plat Book 4, Page 56 and 56A, of the public records of Columbia County, Florida.

Less and Except: Beginning at the Southeast corner of said Lot 7, and run South 86 degrees 30 minutes 49 seconds West along the South line of said Lot 7, a distance of 73.03 feet; thence North 17 degrees 17 minutes 45 seconds East, 94.57 feet to a point on the East line of said Lot 7; thence South 27 degrees 32 minutes 33 seconds East, along said East line being also the Westerly right of way line of Interstate Highway No. 75 a distance of 96.83 feet to the Point of Beginning.

Together with the Mobile Homes located on above described property, as listed on the following two pages:

Make	Year	Title Number	VIN Number	Lot Number
SUMM	1976	13265819	20757R	29
SUMM	1976	13265820	20757L	U1
				30
FLEET	1979	16585559	GAFL1A922052170	31
				32 Vacant
MONA	1984	40590109	ALWH2212804	35
CKMA	1975	13162764	67955A	36
CKMA	1975	13162763	67955B	36
PKWD	1971	4801351	6512M7981	37
WEST	1981	20000149	GAFL1AB1207180	38
CLAR	1983	21839784	FLFL1AC287002037	39
NOVA	1984	41161263	B120894A	40
DARL	1981	19570993	5212D1208	41
CHEV	1973	6144298	10663L	42
CHEV	1973	6144297	10663R	U2
MADR	1988	18168548	FDGA7297	43
SUMM	1984	22653166	H36496G	45
EATP	1975	11706165	11325670A	46
EATP	1975	11706164	11325670B	U3
DARL	1981	19576648	5212D1207	47
VAGA	1979	16956972	GDWVGA13793511A	48
VAGA	1979	16956971	GDWVGA13793511B	U4
CNCR	1973	11104111	3344246895	49
VEGA	1979	16465415	FS56V2FB5771GA	50
VAND	1974	11686603	50937L	51
VAND	1974	11686602	50937R	U5
COCO	1978	15311716	338061088	52
MANA	1972	4938830	692516434	53
				55 Vacant
STAT/Park	1973	10067047	7506B	54
JAGUAR	1999	76226912	GMHGA1369822052A	56
JAGUAR	1999	76226911	GMHGA1369822052B	U6
				Vacant
CNCR	1975	11762601	3352538543A	3
CNCR	1975	11762602	3352538543B	U7
REDM	1997	79528747	FLA14611386A	4
REDM	1997	79528783	FLA14611386B	U8
CROW	1986	43408232	GAFL1AF394501084	5
SIES	1990	49530403	28611240Z	6
HOUS	1978	15542706	L1770NA	8A
HOUS	1978	15542707	L1770NB	8A #2
WEST	1995	68404935	GAFLRO7A32291W2	8B
SUPR	1987	46239717	D221889	9
DELW	1991	98434121	COSGARTG11253A	10
DELW	1991	98434228	COSGARTG11253B	U9

DELW	1991	98434121 COSGARTG11253A	10	
DELW	1991	98434228 COSGARTG11253B		U9
FLEE	1972	5445549 5K1401S15260U	11	
FLEE	1972	5445552 5K14D1S15260X		U10
ESTA	1973	6137084 950A	12	
ESTA	1973	6137085 950B		U11
ALLE	1974	11397095 TF654U	13	
ALLE	1974	11397160 TF654X		U12
MERI	1995	66297380 FLHMLCP53712115A	14	
MERI	1995	66297381 FLHMLCP53712115B		U13
REDM	1996	70617485 FLA14610276A	15	
REDM	1996	70617486 FLA14610276B		U14
ARCH	1970	3792413 AV60DBL3532A	16	
ARCH	1970	3792086 AV60DBL3532B		U15
WEST	1993	63886009 GAFLN75A16418WE	17	
GUER	1985	18076261 GDWGA298424538	18	
WEST	1981	19576644 GAFL1AB14070221	20	
AQUA	1974	11433637 A2261	21	
STAT	1980	21226800 GDWSGA26805632	22	
PRES	1981	19181600 6870A	23	
PRES	1981	19181601 6870B		U16
BRIG	1980	19503438 GB1CS28525A	24	
BRIG	1980	19503439 GB1CS28525B		U17
GUER	1978	98434291 GDCFL4505A	26	
GUER	1978	98434341 GDCFL4505B		U18
DARL	1981	19576652 5212D1211	27	
DARL	1981	19576649 5212D1206	28	
DARL	1981	19576651 5212D1209	33	
DARL	1981	19576650 5212D1210	34	
CKMA	1975	13162763 G7955B		
EDGE	1985	50141377 GAFL1AE34077217		
MONA	1975	10683800 3S50NJ37767B		

AND ALSO: Any and all other homes and structures currently located on the property.
Even if not specifically described above.

The park has 56-Spaces approved for Mobile Homes.