

*sales price 125,000.00*  
*doc stamps 875.00*

**This Instrument Prepared by & return to:**

Name: **EUVARGAIN AMPARO**  
Address: **292 SW SHERRI CIRCLE**  
**LAKE CITY, FLORIDA 3204**

Parcel I.D. #: **09451-024**

Doc 201312005318 Date: 4/9/2013 Time: 1:43 PM

Doc Stamp: 875.00

Doc P. DeWitt Cason Columbia County Page 1 of 1 B.1252 P.1587

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 9th day of April, A.D. 2013, by **EUVARGAIN AMPARO** and **FRANCIA AMPARO, HIS WIFE**, hereinafter called the grantors, to **CLAUDIO VERAS** and **LORA LYNN VERAS, HIS WIFE**, whose past office address is 11206 S US HWY 441, LAKE CITY, FLORIDA 32025, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of Florida, viz:

LOTS 23, 24 & 25, JOY ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 15-15A, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2013.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Patricia Lang*  
Witness Signature  
**PATRICIA LANG**  
Printed Name

*Tyler Rogers*  
Witness Signature  
**Tyler Rogers**  
Printed Name

*Euvargain Amparo* I.S.  
**EUVARGAIN AMPARO**  
Address:  
292 SW SHERRI CIRCLE, LAKE CITY, FLORIDA  
32024

*Francia Amparo By Euvargain Amparo*  
**FRANCIA AMPARO BY EUVARGAIN AMPARO**  
**HER ATTORNEY IN FACT**  
Address:  
292 SW SHERRI CIRCLE, LAKE CITY, FLORIDA  
32024

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9th day of April, 2013, by **EUVARGAIN AMPARO, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR FRANCIA AMPARO**, who are known to me or who have produced DeWitt's License as identification.

*Patricia Lang*  
Notary Public  
My commission expires 12-14-14

