

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615

File No 25-315

Parcel Identification No 21-2S-16-01689-118

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 3rd day of October, 2025 between **ALBERTO MOAS and CARMEN MOAS, husband and wife**, whose post office address is 13280 Southwest 49th Court, Miramar, FL 33027, of the County of Broward, Florida, Grantor, to **JOSEPH J. DeMAIO and PAULA J. DeMAIO, husband and wife**, whose post office address is 344 Starling Terrace, Lake City, FL 32055, of the County of Columbia, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 18, Block A, Suwannee Hills Subdivision, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 70, 70A, and 70B, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2025 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

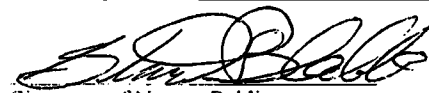
In Witness Whereof. Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: **Stuart Blalock**

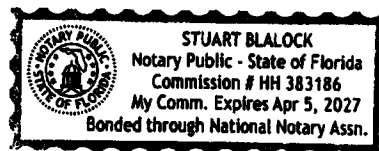

WITNESS
PRINT NAME: **Judith Boyd**

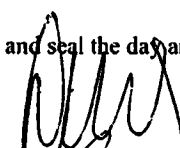
STATE OF FLORIDA
COUNTY OF ALACHUA

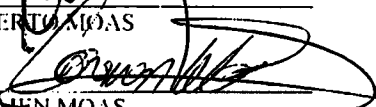
The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 3rd day of October, 2025, by ALBERTO MOAS and CARMEN MOAS, (☐) who is are personally known to me or (☒) who has/have produced DL as identification.


Signature of Notary Public

Stuart Blalock
Print. Type: Stamp Name of Notary




ALBERTO MOAS


CARMEN MOAS

13900 Tech City Cir, 409
Alachua, FL 32615

WITNESS 1 ADDRESS

13900 Tech City Cir, 409
Alachua, FL 32615

WITNESS 2 ADDRESS