Prepared by and return to:
Jose I. Moreno
Attorney at Law
Jose I. Moreno PA
240 NW 76th Drive, Suite D
Gainesville, FL 32607
File Number: 21-497-S

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Warranty Deed

This Warranty Deed made this 17 day of November, 2021 between **Jeffery Mears, a single man**, whose post office address is **2013 SW Montego Avenue, Lake City, FL 32024**, grantor, and **Porfirio Rafael Perez Vasquez, a single man** whose post office address is **9466 SW SR 47, Lake City, FL 32024**, grantee;

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($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 County, Florida** to-wit:

The NE 1/4 of the NW 1/4 of the NW 1/4 of Section 26, Township 5 South, Range 15 East, lying and being in Columbia County Florida.

Along with an Easement for ingress and egress and public utilities over and across the South 30 feet of the following described Property:

The NW 1/4 of the NW 1/4 of the NW 1/4 of Section 26, Township 5 South, Range 15 East, lying and being in Columbia County Florida.

Parcel Identification Number: 26-5S-15-00481-001

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 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 **December 31, 2020**.

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