

Prepared by and return to:

Crystal L. Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 21-110

Parcel Identification No R03742-003

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WARRANTY DEED

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

This indenture made the 4th day of March, 2021 between Charles Cain, whose post office address is 11802 Northwest 136th Street, Alachua, FL 32615, of the County of Alachua, State of Florida, Grantor, to W. Eric Rakijasic and Stacy Rakijasic, husband and wife, whose post office address is 3883 Southwest Ichetucknee Avenue, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantees:

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 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:

A part of the SW 1/4 of Section 30, Township 5 South, Range 16 East, more particularly described as follows:

Begin at the NW corner of the SW 1/4 of SW 1/4 and run North 89 degrees 45'35" East, along the North line thereof, 466.69 feet; thence S 0 degrees 30'05" East, 466.69 feet; thence South 89 degrees 45'35" West, 466.69 feet to a point on the West line of said SW 1/4 thence North 0 degrees 30'05" West along said West line 466.69 feet to the Point of Beginning. All lying and being in Columbia County, Florida.

LESS AND EXCEPT any portion thereof lying within road right of way.

TOGETHER WITH 1972 WINC single wide mobile home, ID No. F26D3752.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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

Subject to taxes for 2020 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: KYLE POLANSKY

WITNESS

PRINT NAME: CHRISTAL CURRAN

Charles Cain
Charles Cain

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 4 day of MARCH, 2021, by Charles Cain.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: DRIVER'S LICENSE

