

Inst: 202312020237 Date: 10/27/2023 Time: 3:12PM  
Page 1 of 4 B: 1501 P: 1977 James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MS*  
Deputy Clerk Doc Stamp-Deed: 910.00

This Instrument Prepared by & return to:

Address: NORTH FLORIDA LAND GROUP, INC.  
P.O. Box 1733  
Lake City, FL 32056

WARRANTY DEED  
FROM CORPORATION  
Consideration: 129,995  
Doc Stamps: 910.00  
Rec: 35.50

Property Appraisers Parcel ID Numbers(s)

**11-5S-15-00439-303**

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***This Warranty Deed***, Made and executed the **25th** Day of **OCTOBER**, 2023,  
by **NORTH FLORIDA LAND GROUP, INC.**, a corporation existing under the laws of the State  
of Florida, and having its principal place of business at: **P.O. Box 1733, Lake City, FL 32056**,  
hereinafter called the Grantor, to **HUMBERTO AUGUSTO BARRAGAN AND RUBBY  
VILLA, his wife**, whose post office address is **8113 NW 59<sup>th</sup> Place, Tamarac, FL 33321**,  
hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and 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 Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars)  
and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does  
grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain  
land, situate in **COLUMBIA County**, State of Florida, viz:

**Parcel 3 of Allison Crossing, an unrecorded subdivision, parcel is more particularly  
described in Exhibit A attached and made a part hereof subject to utility easements,  
reservations and road easements of record, and Deed Restrictions as found on Exhibit B  
attached and made a part hereof.**

**Parcel ID: 11-5S-15-00439-303**

**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 it is lawfully seized of said land  
in fee simple; that it has the good right and lawful authority to sell and convey said land; that it  
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, 2022.

**In Witness Whereof**, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Holly C. Hanover  
Witness Signature  
Holly C. Hanover  
Printed Name

Christina Sherrouse  
Witness Signature  
Christina Sherrouse  
Printed Name

NORTH FLORIDA LAND GROUP, INC.

Name of Grantor

Chris A. Bullard

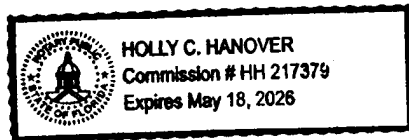
Grantor Signature  
CHRIS A. BULLARD, President  
Printed Name

P.O. Box 1733, Lake City, FL 32056  
Grantor's Post Office Address

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by physical presence CHRIS A. BULLARD, known to me to be the President of NORTH FLORIDA LAND GROUP, INC., the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of the corporation, and that an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 25th day of October, 2023.



Holly C. Hanover  
Notary Signature

Exhibit A  
Legal Description  
Parcel 3 Allison Division of Land

PARCEL 3

PART OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE RUN SOUTH 00°08'02" EAST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 26.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST SILOAM STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: SOUTH 88°37'28" WEST, 1529.80 FEET; SOUTH 88°04'24" WEST, 664.69 FEET; SOUTH 88°16'35" WEST, 323.64 FEET; SOUTH 89°02'02" WEST, 566.06 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 42°49'21" WEST, 38.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE TERMINUS OF SAID COURSES, SAID POINT OF TANGENCY BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST ALLISON TERRACE; THENCE RUN SOUTH 01°06'57" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1327.27 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88°31'08" EAST, A DISTANCE OF 1257.49 FEET; THENCE RUN SOUTH 01°07'37" WEST, A DISTANCE OF 347.11 FEET; THENCE RUN SOUTH 88°31'08" WEST, A DISTANCE OF 1257.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST ALLISON TERRACE; THENCE RUN NORTH 01°08'10" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 293.17 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°06'57" EAST, A DISTANCE OF 53.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.01 ACRES MORE OR LESS.

SUBJECT TO: UTILITY EASEMENT ACROSS THE WEST 15' FRONTING SW ALLISON TERRACE

**Exhibit B**

**DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS**

**KNOW ALL MEN BY THESE PRESENTS:** That this Declaration of Restrictions and Protective Covenants is made and entered into by NORTH FLORIDA LAND GROUP, INC., a Florida corporation, hereinafter referred to as the "Seller".

**WITNESSETH**

WHEREAS, the Seller is the owner of certain real property in Columbia County, Florida, which is more particularly described as:

Lots 1-7 Allison Division of Land  
See Legal Description in Exhibit A

NOW, THEREFORE, the Seller hereby declares that the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, and their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. No permanent dwelling is permitted which has a ground floor area, exclusive of open porches, decks or garages, of less than 1,400 square feet. Singlewide mobile homes and container homes are not allowed. Doublewide mobile homes will be allowed, provided that they meet the minimum square footage requirement of 1,400 square feet and are in good condition. Mobile homes older than seven (7) years when placed on the property must be approved in writing by the Developer or entity enforcing these restrictions. All mobile homes must be skirted within sixty (60) days of being delivered to the property. Mobile homes must be set up in accordance with the State of Florida standards and maintained in a neat and orderly fashion.
2. Travel trailers, campers and motorhomes shall not be used as living quarters on any lot. Camping is not permitted, even on a temporary basis.
3. No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be erected thereon for any type of commercial purposes or which may be or become an annoyance or nuisance. No sign of any kind shall be displayed on the parcel, except one sign of not more than five square feet advertising the property for sale or rent.
4. The Owner shall keep their parcel clean and cleared of cumulative growth and rubbish (trash, junk, garbage, abandoned automobiles, etc.).
5. No swine shall be raised, bred or kept on the parcel. Dogs (except pit bulldogs), cats and other pets may be kept, so long as they are within the confines of a fence, pen, etc., or within the Owner's dwelling place. Large animals shall be limited to one per acre, i.e., one (1) cow or one (1) horse per acre. Animal pens shall be kept clean and neat in appearance. All animals shall be maintained so as not to be a nuisance.
6. No defacement of property is allowed. Borrow pits are not allowed. A pond may be constructed and maintained on any lot so long as all necessary permits are obtained. If a pond is constructed, it must be maintained in such a way as not to become a nuisance.
7. No hunting nor any target practice with firearms shall be permitted.
8. If any Owner, person, firm or corporation, or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for the Seller, its successors in title to Prosecute and proceed at law or equity against the Owner, person, firm or corporation, or their heirs, successors or assigns, violating or attempting to violate the covenants herein, and obtain any injunctive relief or other remedy provided by law, including but not limited to, damages, costs and attorney's fees, including any appeals. Said costs may be collected by the placing of a lien thereof against the parcel and by its foreclosure in due and legal manner.