

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-7356VB

Parcel Identification No 05-6S-17-09607-201

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 20th day of November, 2023 between **Omar Miguel Vazquez, a Married Man**, whose post office address is **15190 SW 15th Street, Miami, FL 33194**, of the County of Miami-Dade, State of Florida, Grantor, to **Donald J. Hayes, a Single Man**, whose post office address is **355 SW Hunter Leigh Place, Lake City, FL 32024**, of the County of Columbia, State of 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:

"Sec Exhibit A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

Subject to taxes for 2023 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 Grantee 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: MARIA PIA HERRERA

WITNESS

PRINT NAME: STEVEN LOCC

Omar Miguel Vazquez

STATE OF FLORIDA
COUNTY OF MIAMI

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 20th day of November, 2023, by Omar Miguel Vazquez.

Maria Pia Herrera
Signature of Notary Public

Print/Type/Stamp Name of Notary



MARIA PIA HERRERA
Notary Public
State of Florida
Comm# HH287659
Expires 7/31/2026

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL [REDACTED]

Exhibit "A"
Property Description

Parcel A, Unit 2, of that unrecorded subdivision of Melissa's Secret Garden, Columbia County, Florida, as further described below:

Commence at the Northeast Corner of the Northwest 1/4 of Section 5, Township 6 South, Range 17 East, Columbia County, Florida, and run thence South 89°41'08" West, along the North line of said Northwest 1/4, 783.18 feet to the Point of Beginning; thence continue South 89°41'08" West, 1071.28 feet; thence South 00°24'48" West, 582.02 feet to a Point on the North Right-of-Way of a 60 foot Easement; thence South 88°38'50" East, along said Easement 49.12 feet to the Point of a curve to the right having a radius of 530.00 feet, an included angle of 31°38'36", a chord bearing of South 72°49'15" East, and a chord distance of 289.00 feet; thence Southeasterly along the arc of said curve for an arc distance of 292.71 feet to the Point of reverse curve to the left having a radius of 470.00 feet, an included angle of 63°17'12", a chord bearing of South 88°38'33" East, and a chord distance of 493.15 feet; thence Southeasterly, then Northeasterly along the arc of said curve an arc distance of 519.14 feet to the Point of reverse curve of a curve to the Right having a radius of 530.00 feet, an included angle of 29°33'49", a chord bearing of North 74°29'46" West, and a chord distance of 270.45 feet; thence Northeasterly along the arc of said curve an arc distance of 273.47 feet; thence leaving said Right-of-Way North 00°18'52" West, 613.81 feet to the Point of Beginning, Columbia County, Florida.

Together with an easement for ingress and egress over the following described land: A parcel of land being 60.00 feet wide and being 30.00 feet to the right and 30.00 feet to the left of the following described Line:

Commence at the North west corner of Section 5, Township 6 South, Range 17 East Columbia County, Florida, and run thence South 89°32'21" East along the North line 40.00 feet to the east right of way of State Road #131; thence South 00°22'40" West along said right of way, 612.00 feet to the point of beginning of said line; thence North 89°47'20" East 798.23 feet to a point of curve of a curve to the right having a radius of 5000.00 feet and included angle of 31°38'36"; thence Southeasterly along the arc of said curve for an arc distance of 276.14 feet to the point of reverse curve having a radius of 500.00 feet and included angle of 63°17'12"; thence Southeasterly then Easterly then Northeasterly along the arc of said curve for an arc distance of 552.28 feet to the point of reverse curve having a radius of 500.00 and total included angle of 15°49'18"; thence Northeasterly along the arc of said curve for an arc distance of 138.07 feet to a point herein known as point "A"; thence continue along said curve having a radius of 500.00 feet and included angle of 15°49'18"; thence Northeasterly along the arc of said curve for an arc distance of 138.07 feet to the end of said curve; thence South 88°38'33" East, 752.42 feet to the East line of the NW 1/4 of said Section 5 and the point of termination of said line; thence begin at previously said point "A" and run thence South 14°27'51" East, 424.94 feet to the point of curve of a curve to the left having a radius of 300.00 feet and an included angle of 28°05'40"; thence Southeasterly along the arc of said curve for an arc distance of 147.10 feet, thence South 42°33'30" East, 85.59 feet to the point of curve of a curve to the right having a radius of 300.00 feet and an included angle of 42°26'39"; thence Southeasterly then Southerly along the arc of said curve for an arc distance of 222.24 feet; thence South 00°06'51" East, 60.00 feet the point of termination, said point being the radius point of a 60 foot cul-de-sac having 25.00 foot tangent returns.