

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 18-12024TL**

Inst: 201912000148 Date: 01/03/2019 Time: 10:30AM
Page 1 of 2 B: 1375 P: 1652, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 634.90

Parcel I.D. #: **R-00467-003 & R-00473-004**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **26th** day of **December**, A.D. 2018, by **TAMMIE CAROL WARREN PERSONAL REPRESENTATIVE OF THE ESTATE OF GARY CALVIN WARREN**, hereinafter called the grantor, to **JULIO ANTONIO BLANCO PEREZ and AMY BLANCO, HUSBAND AND WIFE**, whose post office address is **5692 ORCHARD WAY, WEST PALM BEACH, FL 33417**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, 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 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

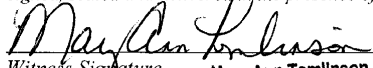
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.


And the grantor hereby covenant with said grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

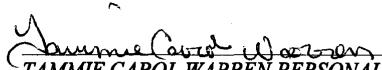

Witness Signature **Mary Ann Tomlinson**

Printed Name


Witness Signature **Marla M. Landin**

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA


L.S.
**TAMMIE CAROL WARREN PERSONAL
REPRESENTATIVE**
Address:
**4003 NW 34TH TERRACE, GAINESVILLE, FL
32605**

The foregoing instrument was acknowledged before me this **26th** day of **December, 2018**, by **TAMMIE CAROL WARREN**, who is known to me or who has produced **Driver's License** as identification.

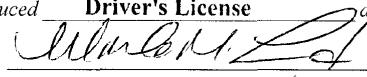

Notary Public
My commission expires **9/16/22**



EXHIBIT "A"

The West 32 acres of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 5 South, Range 15 East, Columbia County, Florida.

AND

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 5 South, Range 15 East as lies North and East of a county maintained Road, Columbia County, Florida.

Together with an easement for ingress, egress, and utilities over and across the North 30.00 feet of the West 100.00 feet of the North 36.00 acres of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 5 South, Range 15 East, Columbia County, Florida.