

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: R14242-011

Warranty Deed

This Indenture, Made this 6th day of October, 2022 A.D., Between ELIOT PEDROSA AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICARDO E. RODRIGUEZ of the County of Miami-Dade, State of Florida, grantor, and **MILLENIA CAPITAL, INC., A FLORIDA CORPORATION** whose address is: 1474 SW Mandiba Drive, Lake City, FL 32024 of the County of Columbia, State of Florida, grantee.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Columbia, State of Florida to wit:

Commence at the Northeast Corner of Block "A", PINWOOD SUBDIVISION, being in the NE 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, as recorded in Plat Book 1, Page 27 of the public records of Columbia County, Florida, and run S 87 deg. 53' W along the North line of said Block "A", 251.32 feet, thence S 02 deg. 31'35" E, 34.36 feet to an 8-inch concrete block wall, being the centerline of said wall and the Point of Beginning, thence continue S 02 deg. 31'35" E along the centerline of said wall, 52.62 feet to the end of said wall, thence S 87 deg. 28'25" W, 23.40 feet to the centerline of an 8-inch concrete block wall, thence N 02 deg. 31'35" W along the centerline of said wall, 52.62 feet, thence N 87 deg. 28'25" E, 23.40 feet to the Point of Beginning.

AND also commonly known as 34 Arrendondo Street, Lake City, Columbia County, Florida. (Parcel 11)

TOGETHER WITH an undivided interest in and to the common area as set forth in said Declaration of Covenants, Conditions, Restrictions and Easements and together with all other appurtenances thereto, as set forth in said Declaration of Covenants, Conditions, Restrictions and Easements.

SUBJECT TO THE FOLLOWING:


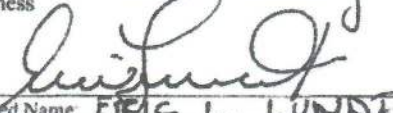
- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Columbia County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2023 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

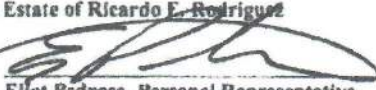
ET

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

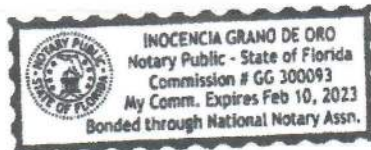

Printed Name: Jacob Iseberg
Witness

Printed Name: ERIC L. LUNDT
Witness

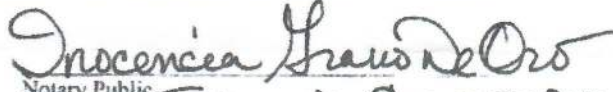
The Estate of Ricardo E. Rodriguez

By: 
Eliot Pedrosa, Personal Representative
P.O. Address: 600 Brickell Avenue, 33rd Floor,
Miami, FL 33131

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 6th day of October, 2022, by Eliot Pedrosa, Personal Representative of The Estate of Ricardo E. Rodriguez on behalf of the estate who is personally known to me or who has produced his Florida's driver license as identification




Notary Public
Printed Name: Inocencia Grano De Oro
My Commission Expires: 2/10/23