

Prepared by and return to:

Rob Stewart
Lake City Title-
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2022-5967VB

Parcel Identification No 34-5S-16-03752-202

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WARRANTY DEED

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

This indenture made the 17 day of May, 2022 between **Greg Fulford and Bettina Fulford, Co-Trustees of Greg Fulford Trust dated October 28, 2008 and Bettina Fulford and Greg Fulford, Co-Trustees of Bettina Fulford Trust dated October 28, 2008**, whose post office address is **255 Minorca Beach Way #506, New Smyrna Beach, FL 32169**, of the County of Volusia, State of Florida, Grantors, to **Fernando Maysonet and Mariza Maysonet, husband and wife**, whose post office address is **925 SW Morning Star Glen, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 2, Ancient Oaks, according to the plat thereof, recorded in Plat Book 7, Page 78, of the Public Records of Columbia County, Florida, together with a 2004 SKYO double-wide mobile home, VIN #'s: G2620480SA and G2620480SB, the titles for which have been retired in accordance with Section 319.261, Florida Statutes..

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.

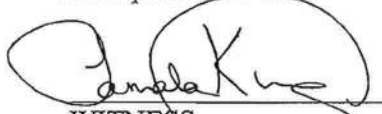
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

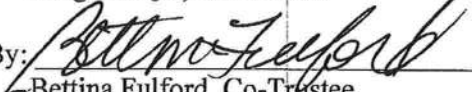
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.


*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Tamara Knight

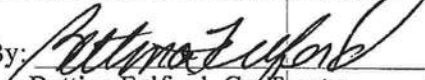
Greg Fulford Trust dated October 28, 2008


By: 
Greg Fulford, Co-Trustee


By: 
Bettina Fulford, Co-Trustee


WITNESS
PRINT NAME: Tamara Knight

Bettina Fulford Trust dated October 28, 2008

By: 
Bettina Fulford, Co-Trustee

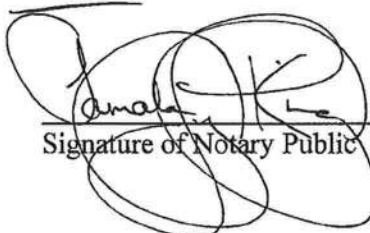
By: 
Greg Fulford, Co-Trustee

WITNESS 
PRINT NAME: Sonia 2 Torres Hernandez

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 17 day of May, 2022, Greg Fulford and Bettina Fulford, Co-Trustees of Greg Fulford Trust dated October 28, 2008 and Co-Trustees of Bettina Fulford Trust dated October 28, 2008, who are personally known to me or have produced _____ as identification.


Signature of Notary Public

