

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 2024-7832CC

Parcel Identification No 36-2S-16-01890-128

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WARRANTY DEED

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

This indenture made the 10th day of May, 2024 between **Joseph M. Vigo, a Single Man**, whose post office address is **P.O. Box 372726, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantor, to **Vladimir Luis Betancourt, a Married Man**, whose post office address is **2408 Fan Palm Drive, Davenport, FL 33837**, of the County of Polk, 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 County, Florida, to-wit:

Lot 28, Woods at Falling Creek, according to the Plat thereof, recorded in Plat Book 1, Page(s) 18 through 21, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2024 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:*

Carlene Crosier

Witness: Carlene C. Crosier

Address: 426 SW Commerce Dr.#145
Lake City, FL 32025

Joseph M. Vigo
Joseph M. Vigo

Savannah Prawlerson

Witness: Savannah Prawlerson

Address: 426 SW Commerce Dr.#145
Lake City, FL 32025

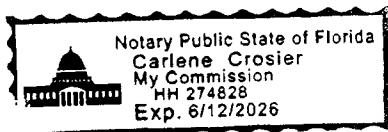
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 10th day of May, 2024, by Joseph M. Vigo.

Carlene Crosier

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: FL D.L.