

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 2025-8634CW

Parcel Identification No 11-5S-15-00431-202

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 20 day of March, 2025 between **Theodore M. Barber Jr. and Tina M. Barber, husband and wife**, whose post office address is **6085 Sandra Drive, Weeki Wachee, FL 34607**, of the County of Hernando, State of Florida, Grantors, to **Monica M. Lopez and Javier Lopez Zuniga, wife and husband**, whose post office address is **284 NW Ridgewood Avenue, Lake City, FL 32055**, 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 County, Florida, to-wit:

Lot 2, Pine Wind Estates, Unit No. 2, according to plat thereof recorded in Plat Book 5, Pages 124 and 124A, of the Public Records of Columbia County, Florida.

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

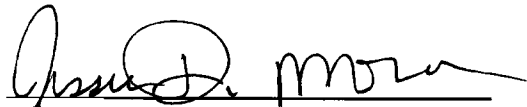
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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.

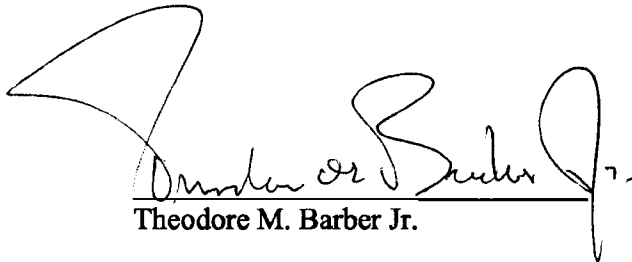
*Signed, sealed and delivered
in our presence:*



Witness

Print Witness Name and Address:

Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025

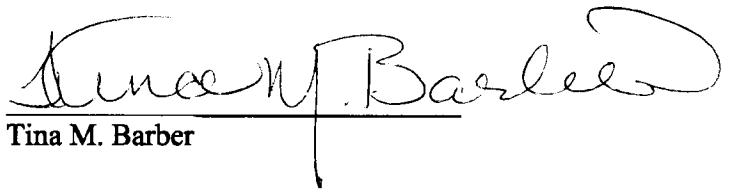

Theodore M. Barber Jr.



Witness

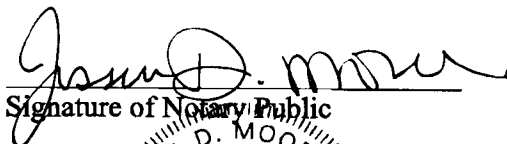
Print Witness Name and Address:

Carlene C. Crosier
426 SW Commerce Dr.#145
Lake City, FL 32025


Tina M. Barber

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 20 day of March, 2025 by Theodore M. Barber Jr. and Tina M. Barber, who () is/are personally known to me or who has/have produced FDL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

