

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 2019-2836
Parcel Identification No 03-4S-16-02731-132

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WARRANTY DEED

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

This indenture made the 30th day of May, 2019 between Thai Q. Tran and Mai Trinh Thi Pham, Husband and Wife, whose post office address is **3140 Jade Tree Point, Oviedo, FL 32765**, of the County of Seminole, State of Florida, Grantors, to **Ernesto Alonso and Taily Alonso, Husband and Wife**, whose post office address is **152 SW Maple Place, Lake City, FL 32024**, 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 132, of PRESERVE AT LAUREL LAKE UNIT 1, a subdivision, according to the Plat thereof, as recorded in Plat Book 9, Pages 19 through 25, 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 2019 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.

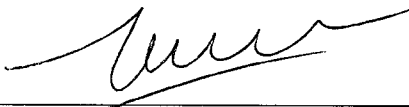
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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

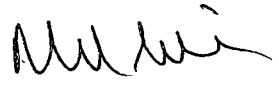

WITNESS Stephanie Pelletier


Thai Q. Tran


Mai Trinh Thi Pham

STATE OF FLORIDA
COUNTY OF Seaside

The foregoing instrument was acknowledged before me this 30 day of May, 2019, by Thai Q. Tran and Mai Trinh Thi Pham, who are personally known to me or have produced P.D.I. as identification.


Signature of Notary Public
Mark Berlinski

