

Recording requested by:

And when recorded, mail this Deed and tax statements to:

Inst: 202312023020 Date: 12/08/2023 Time: 11:01AM
Page 1 of 5 B: 1504 P: 416, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC MS
Deputy Clerk Doc Stamp-Deed: 0.70

FLORIDA
Warranty Deed

DOCUMENTARY TRANSFER TAX \$ _____

EXEMPTION (R&T CODE) _____

EXPLANATION _____

APN: _____

TRA: _____

Signature of Declarant or Agent determining tax

This Deed is made by Ruben A. Agosto Rodriguez & Keila Santiago-Luciana "Grantor(s)", to
Mayra G. Rodriguez, "Grantee(s)", whose post office address
is 185 NW Friendship Way, Lake City FL 32055,
as (select one):

☐ An Unmarried Sole Owner

☐ A Married Sole Owner

☒ A Single Sole Owner

☐ Joint Tenants

☐ Tenants in Common

☐ A Married Couple as Community Property

☐ A Married Couple as Community Property with Right of Survivorship

For valuable consideration in the sum of \$ 100.⁰⁰, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real property
(the premises) located in Columbia County, California:

LEGAL DESCRIPTION: See Attachment A

TITLE SOURCE: _____

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

Dated this date: 12/08/2023

Ruben A. Agosto-Rodriguez
185 NW Friendship Way , Grantor
Lake City FL 32055 , Mailing Address
_____, City, State, Zip

Keila Santiago-Luciano
185 NW Friendship Way , Second Grantor (if Applicable)
Lake City FL 32055 , Mailing Address
_____, City, State, Zip

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF _____)
On _____, 20____, before me, _____,
a Notary Public, personally appeared _____,
Grantor(s), who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary
(Seal)

Affiant _____ Known _____ Produced ID
Type of ID _____

Preparer: _____

STATE OF FLORIDA

COUNTY/PARISH OF Columbia

On December 8, 2023, before me, Jenna A. Nettles,
a Notary Public, by means of ☒ physical presence or ☐ online notarization personally
appeared Keila Santiago-Luciano and Ruben A. Agosto Rodriguez, as Grantor(s), and
Jessica L. Nettles, as Witness, and Brooke Parrish, as Witness, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jenna A. Nettles
Signature of Notary



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Keila St
Grantor 1 Keila Santiago-Luciano
Ruben A. Agosto Rodriguez
Grantor 2 Ruben A. Agosto-Rodriguez
Jessica L. Nettles
Witness 1 Jessica L. Nettles
Brooke Parrish
Witness 2 BROOKE PARRISH

Affiant _____ Known ☒ Produced ID

Type of ID Driver's License

Commission expires: 2-14-26

I, Grantee, certify that the full
consideration paid for the described
property is:

\$ 100.00

Signed: Maura C. Rodriguez

(Grantee)

Dated: _____

Signed: _____

(Second Grantee, if applicable)

Dated: _____

Preparer: _____

ATTACHMENT A
Legal Description of Property

SKETCH OF DESCRIPTION

THAT PORTION OF LOT 15, PINE HILLS SUBDIVISION, AS RECORDED THEREOF IN PLAT BOOK 5, PAGES 58 AND 58A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 15; THENCE RUN SOUTH 88° 42' 31" WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 504.75 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00° 37' 56" EAST DEPARTING SAID SOUTH LINE A DISTANCE OF 221.69 FEET; THENCE RUN NORTH 88° 42' 31" EAST A DISTANCE OF 196.66 FEET; THENCE RUN SOUTH 00° 37' 56" WEST A DISTANCE OF 221.69 FEET TO SAID SOUTH LINE OF LOT 15; THENCE RUN SOUTH 88° 42' 31" WEST ALONG SAID SOUTH LINE A DISTANCE OF 196.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.000 ACRES MORE OR LESS AND SUBJECT TO RIGHTS OF WAYS, EASEMENTS AND RESTRICTIONS OF RECORD

TOGETHER WITH A 30 FEET EASEMENT FOR INGRESS AND EGRESS

THAT PORTION OF LOT 15, PINE HILLS SUBDIVISION, AS RECORDED THEREOF IN PLAT BOOK 5, PAGES 58 AND 58A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE EAST RIGHT OF WAY LINE OF FRIENDSHIP WAY SAID POINT BEING THE NORTHWEST CORNER OF AFOREMENTIONED LOT 15; THENCE RUN NORTH 88° 42' 31" EAST ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 537.15 FEET; THENCE RUN SOUTH 00° 01' 04" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 88° 42' 31" WEST A DISTANCE OF 537.15 FEET TO THE EAST RIGHT OF WAY LINE OF FRIENDSHIP WAY; THENCE RUN NORTH 00° 01' 04" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,114 SQUARE FEET MORE OR LESS AND SUBJECT TO RIGHTS OF WAYS, EASEMENTS AND RESTRICTIONS OF RECORD

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch of description, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

AFFINE ENGINEERING AND SURVEYING, INC
(Certificate of Authorization Number LB 7828)

Victor O. Marrero
Professional Surveyor and Mapper
Certificate Number LS 6586

Signature Date 5-15-23

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER
NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



AFFINE

AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS
128 NW GREEN LANE, LAKE CITY, FLORIDA 32055
SURVEYORS
407-421-5534

CERTIFICATE OF AUTHORIZATION # LB 7828

DRAWN BY VM
DATE 4/22/23

CHECKED BY NB
DATE 4/22/23

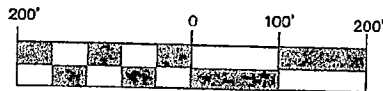
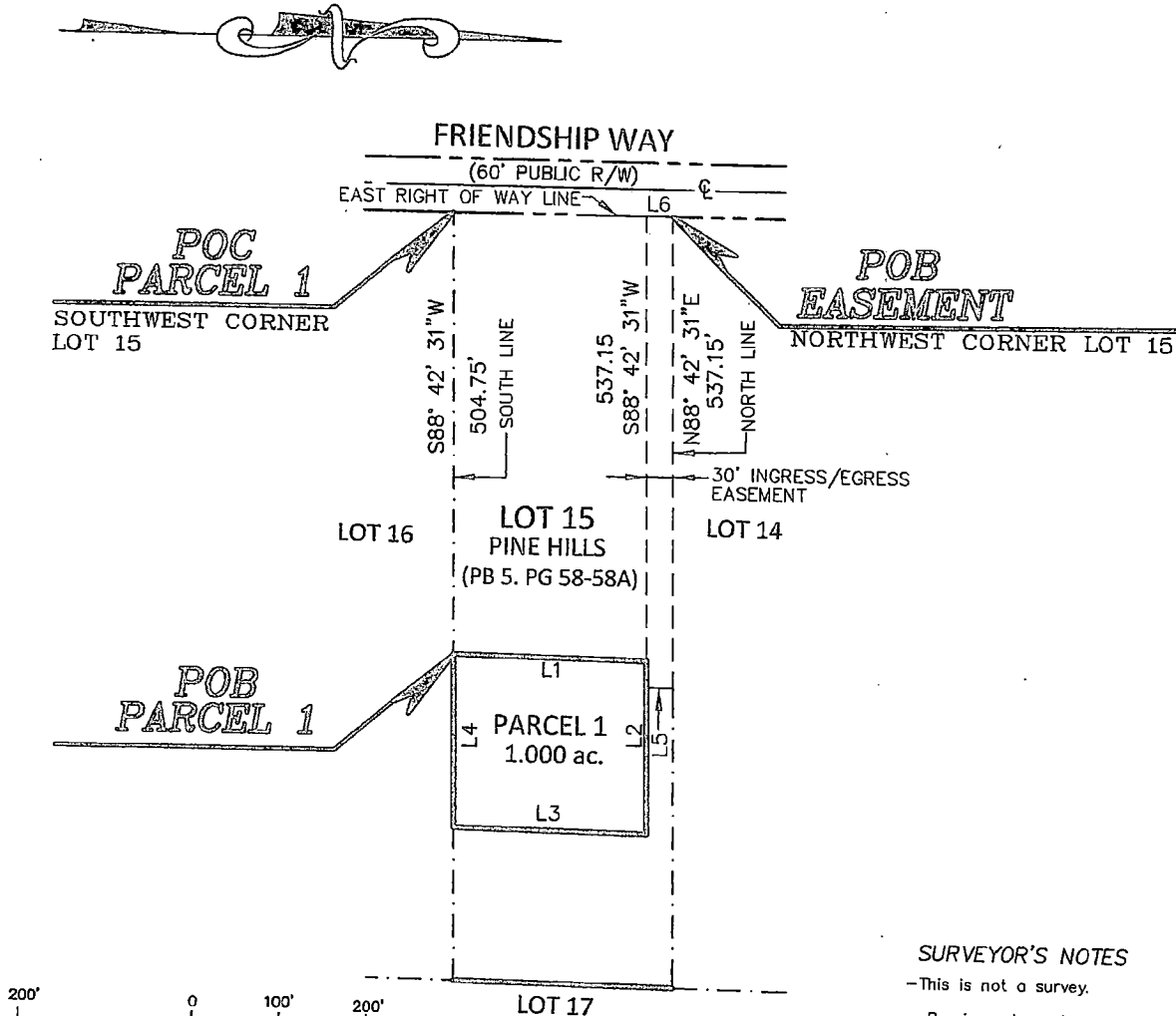
SCALE
N/A

JOB #
23006

SHEET 1
OF 2

DRAWING #
23006-01

SKETCH OF DESCRIPTION



(IN FEET)
1 inch = 200 ft.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°37'56"E	221.69'
L2	N 88°42'31"E	196.66'
L3	S 00°37'56"W	221.69'
L4	S 88°42'31"W	196.66'
L5	S 00°01'04"W	30.00'
L6	N 00°01'04"E	30.00'

SURVEYOR'S NOTES

-This is not a survey.

- Bearings shown hereon are referenced to the south line of Lot 15, Pine Hills being S 88° 42' 31" W (Per Plat)

LEGEND

ORB OFFICIAL RECORD BOOK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PG PAGE



AFFINE

AFFINE ENGINEERING AND SURVEYING, INC

CIVIL ENGINEERS

128 NW GREEN LANE, LAKE CITY, FLORIDA 32055

SURVEYORS

407-421-5534

CERTIFICATE OF AUTHORIZATION # LB 7828

DRAWN BY VM
DATE 4/22/23

CHECKED BY VM
DATE 4/22/23

SCALE
1"=200'

JOB #
23006

SHEET 2
OF 2

DRAWING #
23006-01