

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 2019-2684
Parcel Identification No 11-6S-16-03815-161

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 25th day of January, 2019 between Daniel R. Ramjit, a Married Man,
whose post office address is **305 North 57th Ave, Hollywood, FL 33021**, of the County of Broward, State of
Florida, Grantor, to **Aileen Russell and Richard Davis, Wife and Husband**, whose post office address is **8540**
Northwest 15th Avenue, Ocala, FL 34475, of the County of Marion, State of Florida, Grantees:

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 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 61 OF AN UNRECORDED SUBDIVISION KNOWN AS CARDINAL FARMS.

A parcel of land in Sections 10 and 11, Township 6 South, Range 16 East, Columbia County, Florida,
being more particularly described as follows:

Commence at the Southeast corner of Section 11, Township 6 South, Range 16 East, Columbia County,
Florida and run thence South 88°19'59" West along the South line of said Section 11 a distance of
5311.34 feet to the Southwest corner of Section 11; thence North 01°22'42" West along the West line of
Section 11, being also the East line of Section 10 a distance of 1995.16 feet; thence South 88°38'56"
West a distance of 60.18 feet; thence North 01°01'15" East a distance of 642.99 feet; thence North
01°21'04" West a distance of 137.64 feet to the POINT OF BEGINNING; thence continue North
01°21'04" West a distance of 500.08 feet; thence North 77°55'23" East a distance of 33.54 feet to a
point on the West line of Section 11; thence continue North 77°55'23" East a distance of 853.97 feet;
thence South 01°21'04" East a distance of 500.08 feet; thence South 77°55'23" West a distance of
853.72 feet to a point on the East line of Section 10; thence continue South 77°55'23" West a distance
of 33.78 feet to the POINT OF BEGINNING.

Less existing right-of-way for SW Hilltop Terrace.

**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 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 Grantor hereby covenants with the Grantees 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:*

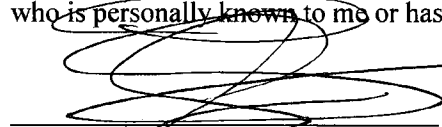

WITNESS Maria Arango


Daniel R. Ramjit


WITNESS Dayan Fernandez

STATE OF FLORIDA
COUNTY OF ~~COLUMBIA~~ Broward

The foregoing instrument was acknowledged before me this 25th day of January, 2019, by Daniel R. Ramjit, who is personally known to me or has provided _____ as identification.


Signature of Notary Public
Shamine M. Somar

