

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Barbara P. Phillips  
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575-A Tamiami Trail  
Port Charlotte, Florida 33952  
Parcel Identification (Folio) Number: 03-6S-16-03767-316

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 3<sup>rd</sup> day of November, 2023 by BUY LAND LOTS, LLC., a Florida Limited Liability Co., whose post office address is 10 Payson St. Apt 3, Revere, MA 02151 herein called the grantor, to ROBERT CORENS and PATRICIA CORENS, husband and wife whose post office address is 14305 NW 145th Ave., Alachua, FL 32615, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in COLUMBIA County, State of Florida, viz.:

Lot 16, of SEDGEFIELD PHASE III, according to the Plat thereof, as recorded in Plat Book 8, Pages 60 thru 64, of the Public Records of Columbia County, Florida.

Grantor covenants that the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property owned by the Grantor.

**SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD**

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

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

BUY LAND LOTS, LLC., a Florida Limited Liability Co

JASON JONES, MANAGING MEMBER

STATE OF Massachusetts  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of 1 physical appearance or    online notarization this 2<sup>nd</sup> day of November, 2023 by JASON JONES, MANAGING MEMBER of BUY LAND LOTS, LLC., a Florida Limited Liability Co., on behalf of company, who is personally known to me or has produced Massachusetts ID as identification.

SEAL

LUIS TEJADA  
Notary Public  
Massachusetts  
My Commission Expires  
Jan 18, 2024

Notary Public

Printed Notary Name

My Commission Expires: 01-18-2024

File No.: P23-0499

