

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 24-419

Parcel Identification No 14-6S-16-03818-106

[Space Above This Line For Recording Data]

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

This indenture made the **28th day of February, 2025** between **Juan Carlos Sanchez, a married person**, whose post office address is 3605 Pine Knot Drive, Valrico, FL 33596, of the County of Hillsborough, Florida, Grantor, to **John Thomas Gould, a married person**, whose post office address is 13145 Southwest Smalt Lane, Port St. Lucie, FL 34987, of the County of St. Lucie, Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 6, Block A, Old Wire Farms, according to the Plat thereof, recorded in Plat Book 6, Page(s) 22 and 22A, of the Public Records of Columbia County, Florida.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead, which is located at 3605 Pine Knot Drive, Valrico, FL 33596.

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

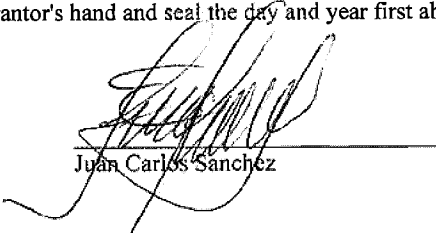
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

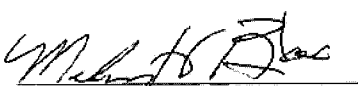
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

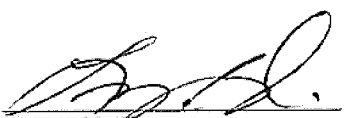
Signed, sealed and delivered in our presence:


Juan Carlos Sanchez


WITNESS #1

PRINT NAME: Melvin H. Blair

11408 Bridge Pine Dr
Riverview, FL 33569
WITNESS 1 ADDRESS


WITNESS #2

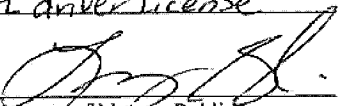
PRINT NAME: Lundria Y. Blair

11408 Bridge Pine Dr
Riverview, FL 33569
WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 26th day of February, 2025 by Juan Carlos Sanchez, who () is/are personally known to me or who (X) has/have produced FL driver license as identification.


Signature of Notary Public

Lundria Y. Blair
Print, Type/Stamp Name of Notary

