

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 2020-4072CC

Parcel Identification No 35-3S-15-00276-109

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## WARRANTY DEED

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

**This indenture made the 3rd day of November, 2020 between Miguel Angel Herrera, a Single Man,** whose post office address is **5249 Maui Lane, Orlando, FL 32812**, of the County of Orange, State of Florida, Grantor, to **Charles J. Matukaitis and Beth A. Matukaitis, Husband and Wife**, whose post office address is **809 Crestwood Road, Englewood, FL 34223**, of the County of Sarasota, 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 9, of Meadow Wood, a subdivision as per the plat thereof filed at Plat Book 9, Pages 31 through 34, of the Public Records of Columbia County, Florida.

**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.


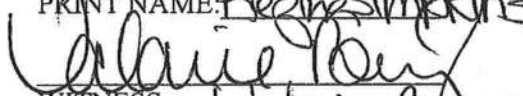
**Subject to** taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

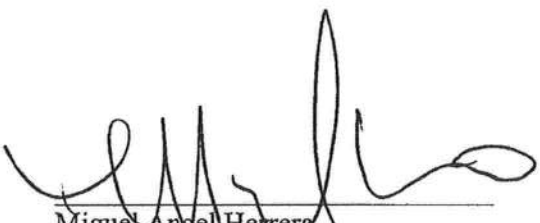
**TO HAVE AND TO HOLD** the same in fee simple forever.

**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  
PRINT NAME: Regina Simpkins  
  
WITNESS  
PRINT NAME: Valarie Benz

  
Miguel Angel Herrera

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 3rd day of November, 2020, Miguel Angel Herrera, who is/are personally known to me or has/have produced Drivers license as identification.

  
Signature of Notary Public

