

Return To After Recording:
TrustPro Title and Escrow, Inc.
2014 Drew Street
Clearwater, FL 33765
File # TP-FL76291

Mail Tax Statements To:
Haley Marotta
117 SouthEast Montgomery Place
Lake City, FL 32025

Parcel ID #: 26-3S-15-00275-004

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of AUGUST, 2025,
by **ROSA A. VASQUEZ, AN UNREMARKED WIDOW AND SURVIVING SPOUSE FRANCISCO R. VASQUEZ DECEASED**, whose post office address is 291 NW Main Blvd, Lake City, FL 32055, hereinafter called Grantor, to **HALEY MARIE MAROTTA, A MARRIED WOMAN**, whose post office address is 117 SouthEast Montgomery Place, Lake City, FL 32025. hereinafter called Grantee:

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 Grantors, for and in consideration of the sum of FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00) 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 situated Columbia County, Florida, viz:

The South half of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4, Section 26, Township 3 South, Range 15 East, Columbia County, Florida.

Together with a non exclusive easement for ingress and egress over and across a strip of land described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 3 South, Range 15 East, Columbia County, Florida, thence North 00°20'40" West 299.83 feet to the Southwest corner of Adron Road, the point of beginning, thence North 00°16'20" West 349.89 feet, thence South 88°28'58" West 232.20 feet; thence North 00°16'20" West 681.56 feet; thence South 88°21'31" West 45 feet; thence South 00°16'20" East 731.56 feet; thence North 88°28'58" East 227.29 feet; thence South 00°16'20" East 299.89 feet; thence North 88°28'58" East 50.01 feet to the point of ending. Also together with, a 45 foot wide strip of land lying West and South of the following described line:

Commence at the Northeast corner of the above described easement, thence North 00°22'22" West 195 feet, thence North 30°55'18" West 537.08 feet; thence North 74°27'38" West 112.13 feet; thence North 00°20'00" West 700.71 feet; thence North 29°58'20" West 45.50 feet, thence North 00°20'00" West 220.51 feet to the point of ending.

Commonly known as: 0 SW Bozeman Ct, Lake City, FL 32024
Parcel ID #: 26-3S-15-00275-004

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 covenant with said Grantee 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 warrant 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 the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

Rosa A. Vasquez
ROSA A. VASQUEZ

Signed, sealed and delivered in our presence:

WITNESSES:

Witness #1 Signature

Printed Name:

Witness #1 Post Office Address:

Witness #2 Signature

Printed Name:

Witness #2 Post Office Address:

State of Florida

County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of AUGUST, 2025, by ROSA A VASQUEZ.



ROBERTA L. CORTOPASSI
Commission # HH 670562
Expires April 29, 2029

Notary Public

Printed name of notary and title

HH 670562

Serial Number (if any)

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: DRIVER'S LICENSE

Type of Document this certificate is attached to: DEED

This Document Prepared By:
Matthew Lucas
TrustPro Title and Escrow, Inc.
2014 Drew Street
Clearwater, FL 33765

Exhibit "A"

A certain tract or parcel of land in Lake City, Columbia County, State of FL, being more particularly described as follows:

The South half of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4, Section 26, Township 3 South, Range 15 East, Columbia County, Florida.

Together with a non exclusive easement for ingress and egress over and across a strip of land described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 3 South, Range 15

East, Columbia County, Florida, thence North 00°20'40" West 299.83 feet to the Southwest corner of Adron Road, the

point of beginning, thence North 00°16'20" West 349.89 feet, thence South 88°28'58" West 232.20 feet; thence North

00°16'20" West 681.56 feet; thence South 88°21'31" West 45 feet; thence South 00°16'20" East 731.56 feet; thence North

88°28'58" East 227.29 feet; thence South 00°16'20" East 299.89 feet; thence North 88°28'58" East 50.01 feet to the point

of ending. Also together with, a 45 foot wide strip of land lying West and South of the following described line:

Commence at the Northeast corner of the above described easement, thence North 00°22'22" West 195 feet, thence

North 30°55'18" West 537.08 feet; thence North 74°27'38" West 112.13 feet; thence North 00°20'00" West 700.71 feet;

thence North 29°58'20" West 45.50 feet, thence North 00°20'00" West 220.51 feet to the point of ending.

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