

Sakupria \$ 154.500.00  
Doc Stamp \$ 1,081.50

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055

File No. 23-04004TL

Parcel No.: 32-5S-17-09475-120

Inst: 202312008303 Date: 05/11/2023 Time: 9:01AM  
Page 1 of 2 B: 1490 P: 376, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 1081.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 5<sup>th</sup> day of May, 2023, by **LARRY JASON FLINT**, hereinafter called the Grantor, to **CLAUDIO VERAS and LORA VERAS, HUSBAND AND WIFE**, whose post office address is **11206 S US 441, LAKE CITY, FL 32025**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**SEE EXHIBIT "A" ATTACHED**

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and 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:

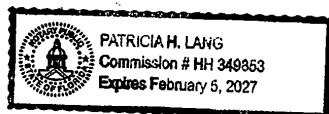
Patricia Lang  
Witness Signature  
Printed Name: PATRICIA LANG

Larry J. Flint L.S.  
Name: LARRY JASON FLINT  
Address: 148 NW STEPHENS ROAD, MAYO, FL 32066

Mary Ann Tomlinson  
Witness Signature Mary Ann Tomlinson  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5<sup>th</sup> day of May, 2023, by **LARRY JASON FLINT**, who is personally known to me or who has produced Driver's License as identification.



Patricia Lang  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-27

EXHIBIT "A"

Lot 20 A.C. Milton Property:

A part of the N 1/2 of Section 32, Township 5 South, Range 17 East, more particularly described as follows:

Commence at the SE corner of N 1/2 of S 1/2 of NE 1/4 of said Section 32 and run S 89°33'27" W, along the South line thereof, 637.89 feet; thence N 0°23'27" W, 1201.46 feet; thence S 60°23'56" E, 745.02 feet to the East line of said Section 32; thence S 0°07'07" W, 828.49 feet to the Point of Beginning, Columbia County, Florida.

Together with a perpetual non-exclusive Ingress-Egress Easement over and across a 40 foot wide easement whose West line is described as follows:

Commence at the NE corner of NW 1/4 of SE 1/4 of SE 1/4 of Section 29, Township 5 South, Range 17 East, and run S 0°23'27" E, 40 feet to the South right-of-way line of County Road No. 349 for a Point of Beginning for said easement, thence S 00°23'27" E, along the West line of said 40 foot Easement, 2160.32 feet to the Termination of said easement.