

Sales Price \$ 90,000.00  
Doc Stamps \$ 630.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 22-09005

Parcel No.: R00276-110

Inst: 202212017818 Date: 09/13/2022 Time: 1:33PM  
Page 1 of 1 B: 1475 P: 838 James M Swisher Jr, Clerk of Court  
Columbia, County, By: *JM*  
Deputy Clerk Doc Stamp Deed: 630.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 9th day of September, 2022, by **ANGEL D. ROSADO MALDONADO** and **JACQUELINE ROSADO, HUSBAND AND WIFE**, hereinafter called the Grantors, to **CHARLES J. MATUKAITIS** and **BETH A. MATUKAITIS, HUSBAND AND WIFE**, whose post office address is **486 SW MEADOW WOOD GLEN, LAKE CITY, FL 32024**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do 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:

**Lot 10 of MEADOW WOOD, a subdivision as per the plat thereof filed at Plat Book 9, Pages 31 - 34, of the Public Records of Columbia County, Florida.**

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

SUBJECT TO TAXES FOR THE YEAR **2022** 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, **2021**.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

*Signed, sealed and delivered in the presence of:*

*Jenna A. Nettles*  
Witness Signature  
Printed Name: *Jenna A. Nettles*

*[Signature]* L.S.  
Name: **ANGEL D. ROSADO MALDONADO**  
Address: 270 SW WINDSONG CIR, APT 201, LAKE CITY, FL 32025

*Jessica J. Nettles*  
Witness Signature  
Printed Name: *Jessica L. Nettles*

*[Signature]* L.S.  
Name: **JACQUELINE ROSADO**  
Address: 270 SW WINDSONG CIR, APT 201, LAKE CITY, FL 32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of September, 2022, by **ANGEL D. ROSADO MALDONADO** and **JACQUELINE ROSADO**, who are personally known to me or who have produced **Driver's License** as identification.

  
**JENNA A. NETTLES**  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

*Jenna A. Nettles*  
Signature of Notary  
Printed Name: *Jenna A. Nettles*  
My commission expires: *2-14-26*