

Prepared by and return to:

Crystal Curran  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 20-503

Parcel Identification No 14-6S-16-03818-206

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## WARRANTY DEED

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

**This indenture made the 29th day of September, 2020 between Lynda L. Cardell, a single woman, whose post office address is 2955 Bellarosa Circle, Royal Palm Beach, FL 33411, of the County of Palm Beach, State of Florida, Grantor, to Ahmed G. Hassan and Somaya Moharm, husband and wife, as tenants by the entirety, whose post office address is 7740 U.S. 41, Lake City, FL 32055, of the County of Columbia, 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 #6 of Dudley Estates, an unrecorded subdivision in Section 14, Township 6 South, Range 16 East, Columbia County, Florida.

**Description:**

Commence at the Northeast corner of Section 14, Township 6 South, Range 16 East, Columbia County, Florida and run S 00°18'58" E along the East line of said Section 14 a distance of 1321.90 feet to the Northeast Corner of the South 1/2 of the Northeast 1/4 of said Section 14 also being a point on the centerline of a 60 foot Ingress/Egress easement; thence S 89°13'48" W along the North line of said S 1/2 of the Northeast 1/4 and said easement centerline 729.51 feet to the Point of Beginning; thence S 00°18'58" E 668.16 feet; thence S 89°11'47" W 641.50 feet; thence N 02°11'25" W 668.72 feet to said North line and the centerline of a 60 foot Ingress/Egress easement; thence N 89°13'48" E along said North line and said centerline of easement 663.36 feet to the Point of Beginning.

Together with that certain mobile home situate 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:

Ezedi Venegas  
WITNESS #1  
PRINT NAME: Ezedi Venegas

Lynda L. Cardell  
Lynda L. Cardell

Lepi Horro  
WITNESS #2  
PRINT NAME: Lepi Horro

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 28 day of Sept, 2020, by Lynda L. Cardell.

Diana J Williams  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: FIDL

