

Prepared by and return to:

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File Number: **23-200D**

Parcel Identification No. **04-7S-16-04131-003**

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Warranty Deed

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

This Indenture made this **28th day of July, 2023** between **Randy C. Arnold, a married man** whose post office address is **4014 Old Dominion Rd., Orlando, FL 32812** of the County of **Orange**, State of **Florida**, grantor*, and **Rogelio Cabrera and Ana Maria Cabrera, Husband and Wife** whose post office address is **175 SW Mount Hope Drive, Fort White, FL 32038** of the County of **Columbia**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

The East 659.35 feet of the West 1/2 of the Northwest 1/4 of Section 4, Township 7 South, Range 16 East, LESS AND EXCEPT the North 1948.60 feet thereof, Columbia County, Florida.

Together with an ingress and egress easement described as follows:

The South 60 feet of the East 1/2 of the Northwest 1/4 of said Section 4 as lies West of State Road #47 and also, the South 20 feet of the West 1/2 of the Northwest 1/4 and the West 20 feet of the South 1626.00 feet of the West 1/2 of the Northwest 1/4, Columbia County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 4014 Old Dominion Rd., Orlando, FL 32812.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Danielle Marden
Witness
Printed Name: Danielle Marden

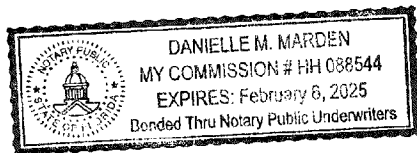
Randy C Arnold
Randy C Arnold

Natalie Lloyd
Witness
Printed Name: Natalie Lloyd

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of July, 2023 by Randy C. Arnold who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Danielle Marden
Notary Public
Print Name: Danielle M. Marden
My Commission Expires: 2/8/25