

Prepared by and return to:
Rob Stewart
Lake City Title

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made this 26th day September, 2023 by **Jose L. Perez and Brenda L. Perez, Husband and Wife**, whose address is **925 SW Morning Star Glen, Fort White, FL 32038**, hereinafter called the Grantor, to **Jose L. Perez and Brenda L. Perez, Husband and Wife**, whose address is **925 SW Morning Star Glen, Fort White, FL 32038**, conveying the property herein described for a Life Estate, without any liability for waste, and with full power and authority in the life of the tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **Alexander Perez, a Single Man**, (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 grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

See EXHIBIT "A"

NOTE: The Grantor specifically reserves the right (i) to revoke the remainder interest hereunder and divest the remainderman and re-vest the life tenant with fee simple title without joinder of the remainderman, or (ii) to convey the remainder interest created hereunder to another remainderman; all without joinder of the remainderman established under this deed.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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 covenants 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 warrants 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 as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Chast J. Whalen
Witness

Chast J. Whalen
Print Name

Bree Salyn
Witness

BREE SALYER
Print Name

Jose L. Perez
Jose L. Perez
Brenda L. Perez
Brenda L. Perez

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of August, 2023, by **Jose L. Perez and Brenda L. Perez**, who are personally known to me or have produced FLN as identification.

Chast J. Whalen
Signature of Notary Public

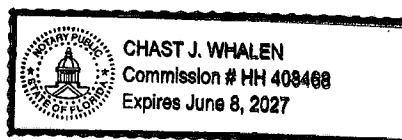


Exhibit "A"
Property Description

The East half of Parcel #23 Big Oaks, an Unrecorded Subdivision in Section 26, Township 5 South, Range 16 East, Columbia County, Florida.

Commence at the Northwest corner of Section 26, Township 5 South, Range 16 East, Columbia County, Florida and run thence South 0 degrees 25 minutes 48 seconds East along the West line of said Section 26, 715.24 feet; thence North 89 degrees 44 minutes 51 seconds East, 620.26 feet to the Point of Beginning; thence continue North 89 degrees 44 minutes 51 seconds East, 581.30 feet; thence South 62 degrees 59 minutes 23 seconds East, 121.15 feet; thence South 27 degrees 00 minutes 37 seconds West, 233.32 feet; thence South 0 degrees 25 minutes 48 seconds East, 100.00 feet; thence South 89 degrees 44 minutes 51 seconds West, 581.30 feet; thence North 0 degrees 25 minutes 48 seconds West, 362.90 feet to the Point of Beginning.

Together with a 60 foot road easement described as follows:

Commence at the Northeast corner of the Northwest 1/4, Section 26, Township 5 South, Range 16 East, Columbia County, Florida and run thence South 88 degrees 56 minutes 56 seconds West along the North line of said Section 26, 907.56 feet, thence South 27 degrees 00 minutes 37 seconds West, 139.55 feet to a point on the perimeter of a cul-de-sac and to the Point of Beginning; thence Southeasterly and Southerly along a curve concave to the right having a radius of 50 feet and a central angle of 143 degrees 07 minutes 48 seconds, an arc distance of 124.90 feet to the end of said curve, thence South 27 degrees 00 minutes 37 seconds West along the East right of way line of said easement, 889.14 feet; thence South 00 degrees 25 minutes 48 seconds East along the East right of way line of said easement, 1173.73 feet to the North line of Carl Edwards Road (a County Maintained Graded Road); thence South 89 degrees 44 minutes 51 seconds West along said North line, 60.00 feet; thence North 00 degrees 25 minutes 48 seconds West along the West right of way line of said easement, 1188.19 feet; thence North 27 degrees 00 minutes 37 seconds East along said West right of way line, 233.32 feet; thence North 62 degrees 59 minutes 23 seconds West along the South right of way line of said easement, 121.15 feet; thence South 89 degrees 44 minutes 51 seconds West along said South right of way line, 448.83 feet; thence North 00 degrees 25 minutes 48 seconds West, 60.00 feet; thence North 89 degrees 44 minutes 51 seconds East along the North right of way line of said easement, 463.57 feet; thence South 62 degrees 59 minutes 23 seconds East along said North right of way line, 135.70 feet; thence North 27 degrees 00 minutes 37 seconds East along the West right of way line of said easement, 620.47 feet to the perimeter of a cul-de-sac; thence Northwesterly and Northerly along a curve concave to the right having a radius of 50 feet and a central angle of 143 degrees 07 minutes 48 seconds, an arc distance of 124.90 feet to the Point of Beginning.