

Return to:
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

This Instrument Prepared
under the supervision of:

Kelly Davis
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
25-5S-16-03716-122

Our File No.: 83-25-0592

WARRANTY DEED

This Warranty Deed made this 23rd day of September, 2025 by Evelyn Gonzalez, a single person, whose mailing address is 7002 NW 169th Street, Hialeah, FL 33015, hereinafter called the grantor(s), to Alan Brown, an unmarried person and Laura Murphy, an unmarried person, as Joint Tenants with right of survivorship, whose post office address is 13376 Bedford Mews Ct, Wellington, FL 33414, hereinafter called the grantee:

(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(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

Lot 22, BUCKHEAD WOODS, an unrecorded subdivision in the City of Columbia, State of Florida, more particularly described as follows:

COMMENCE SOUTHWEST CORNER, OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN SOUTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 3.28 FEET TO THE EAST MAINTAINED RIGHT OF WAY LINE OF OLD WIRE ROAD AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE OF OLD WIRE ROAD +/- 9 FEET MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SECTION 25; THENCE CONTINUE NORTHWESTERLY ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE +/- 375 FEET MORE OR LESS; THENCE SOUTH 89 DEGREES 36 MINUTES 44 SECONDS EAST 106.82 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 25; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 44 SECONDS EAST 1097.51 FEET; THENCE SOUTH 10 DEGREES 31 MINUTES 13 SECONDS EAST 373.61 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS WEST ALONG THE SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 1167.80 FEET TO THE POINT OF BEGINNING.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2025 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

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:

First Witness Signature

Kenya Rosado

Printed Signature

2150 NE 185 St
Aventura FL 33180

Address of First Witness

Second Witness Signature

Gredas Companioni
Gredas Companioni

Printed Signature

19312 E Laice Dr
Hialeah, FL 33015

Address of Second Witness

State of Florida

County of Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of September, 2025 by Evelyn Gonzalez, who has produced FDL as identification or is personally known to me to be the persons therein.

My commission expires:
Seal

Notary Public, State of Florida



KENYA ROSADO
Notary Public
State of Florida
Comm# HH177830
Expires 10/19/2025