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Prepared by and return to:  
Allison C. Behrman

Inst: 202112005057 Date: 03/19/2021 Time: 2:57PM  
Page 1 of 2 B: 1432 P: 2542, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 399.00

Nieler Law Firm, P.A.  
172 E. Interlake Blvd.  
Lake Placid, FL 33852  
863-465-8181  
File Number: 21-088LR

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## Warranty Deed

**This Warranty Deed** made this 12th day of March, 2021 between Ibanes Herrera whose post office address is 1517 Central Ave., Lake Placid, FL 33852, grantor, and Malak Hassan Ali whose post office address is 1574 Carriage Brooke Dr., Wellington, FL 33414, grantee:

(Whenever 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, trusts and trustees)

**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:

**Lot 3, Howard Acres, according to the map or plat thereof as recorded in Plat Book 7, Page 38, Public Records of Columbia County, Florida.**

**Parcel Identification Number: R00350-103**

**Subject To:**

- 1. Comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.**
- 2. Restrictions and matters appearing on the plat or otherwise common to the subdivision.**
- 3. Public utility easements of record.**
- 4. Taxes for the year 2020 and subsequent years.**

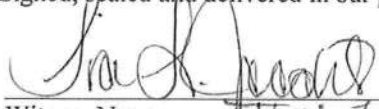
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**To Have and to Hold**, the same in fee simple forever.

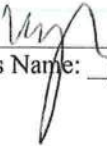
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

**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:

  
Witness Name: Tia Jacobs

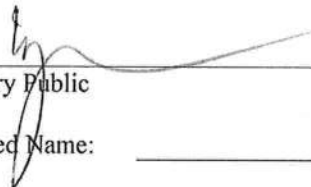
  
Ibanes Herrera (Seal)

  
Witness Name: William J. Nielander

State of Florida  
County of Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of March, 2021 by Ibanes Herrera, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

