

Prepared by and return to:

Rob Stewart
Lake City Title
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File No 2020-3786VB

Parcel Identification No 05-3S-17-04846-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **25th day of August, 2020** between **Mark Willems, a Married Man**, whose post office address is **6317 Apple Ridge Circle, Pensacola, FL 32526**, of the County of , State of Florida, Grantor, to **Sergio J. Alvarez, a Single Person and Daycelin Camejo, a Single Person, as Joint Tenants with Right of Survivorship**, whose post office address is **3560 NW 35th Street, Miami, Florida 33142**, of the County of Miami-Dade, 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:

SEE ATTACHED EXHIBIT "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside 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:*

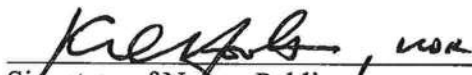

WITNESS
PRINT NAME: Sigfrido Carpena


Mark Willems


WITNESS
PRINT NAME: Robert Collier

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 25 day of August, 2020, Mark Willems, who is/are personally known to me or has/have produced Military Identification CARD as identification.


Signature of Notary Public
KENNETH E. VAN HOOK

10 U.S.C 1044a
(Federal Authority)

Exhibit "A"
Property Description

TOWNSHIP 3 SOUTH, RANGE 17 EAST

Section 5: 1 square acre in the Northwest corner of the NE 1/4 of the SW 1/4;

ALSO

Begin at the Northeast corner of the above described 1 acre, and run Easterly along the North line of the NE 1/4 of the SW 1/4, 35.5 feet, more or less, to the Westerly right-of-way line of U.S. Highway No. 441; thence Southerly along said West right-of-way line, 210.5 feet; thence Westerly parallel to the North line of said NE 1/4 of SW 1/4, 12 feet, more or less, to the Southeast corner of the above described 1 acre tract; thence North 210 feet to the North line of said NE 1/4 of SW 1/4 and the POINT OF BEGINNING.

ALSO

Begin at the Northeast corner of the NW 1/4 of the SW 1/4 (also being the Northwest corner of the NE 1/4 of the SW 1/4), and run thence Southerly along the East boundary of the NW 1/4 of the SW 1/4 (also being along the West boundary of the 1 acre tract first above described), a distance of 210 feet; thence Westerly and parallel to the North line of said NW 1/4 of SW 1/4 a distance of 184.6 feet; thence Northerly and parallel to the East boundary of said NW 1/4 of SW 1/4 a distance of 210 feet to the North boundary of said NW 1/4 of SW 1/4; thence Easterly along the North boundary of said NW 1/4 of SW 1/4, 184.6 feet to the Northeast corner of said NW 1/4 of SW 1/4 and the POINT OF BEGINNING.

ALSO

Begin at the intersection of the South line of the NW 1/4 with the West right-of-way line of U.S. Highway No. 441, and run thence West along the South line of said NW 1/4, 435 feet; thence run Northerly and parallel to the West right-of-way line of said U.S. Highway No. 441 a distance of 200 feet; thence run Easterly and parallel to the South line of said NW 1/4, 435 feet to the West right-of-way line of said U.S. Highway No. 441; thence run Southerly along the West right-of-way line of said U.S. Highway No. 441, 200 feet to the POINT OF BEGINNING.