

Sales Price 18,000

Prepared by and return to:

Crystal Curran

Alachua Title Services, LLC

16407 Northwest 174th Drive Suite C

Alachua, FL 32615

(386) 418-8183

File No 19-65

Parcel Identification No 34-6S-16-04060-120

Inst: 201912006321 Date: 03/15/2019 Time: 10:14AM

Page 1 of 2 B: 1380 P: 1168, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD

Deputy ClerkDoc Stamp-Deed: 126.00

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WARRANTY DEED

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

This indenture made the 12 day of MARCH, 2019 between **LEGRA REAL ESTATE AND INVESTMENT CORP., Inc., a Florida Corporation**, whose post office address is **525 East 9th Street, Hialeah, FL 33010**, of the County of Miami-Dade, State of Florida, Grantor, to **Sterling Development Group LLC, a Florida Limited Liability Company**, whose post office address is **2305 Northwest 142nd Avenue, Gainesville, FL 32609**, of the County of Alachua, State of Florida, Grantee:

Whenever used herein the term "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 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 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, Florida, to-wit:

Property 1:

Lots 20 Fort White Park, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 3 through 3A, of the Public Records of Columbia County, Florida.

Property 2:

Lots 21 Fort White Park, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 3 through 3A, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2019 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 covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Maria I. Quesada
WITNESS
[Signature]
WITNESS

LEGRA REAL ESTATE AND INVESTMENT CORP., Inc., a
Florida Corporation

By: [Signature]
Elias Legra Sr., President

STATE OF FLORIDA
COUNTY OF ALACHUA

12th

The foregoing instrument was acknowledged before me this 22nd day of March, 2019 by Elias Legra, Sr. President of LEGRA REAL ESTATE AND INVESTMENT CORP., a FL Corporation, on behalf of the Corporation.

Maria I. Quesada
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____



MARIA I. QUESADA
Commission # GG 173020
Expires January 23, 2022
Bonded Thru Budget Notary Services