

Inst: 202112019152 Date: 09/22/2021 Time: 11:10AM
Page 1 of 2 B: 1447 P: 2563, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 420.00

Prepared By & Return To:
Lisa Luckerman of
Florida Pros Legal & Title, LLC
1181 S. Sumter Blvd., Suite 345
North Port, Fl. 34287
Tax ID# 26-7S-16-04336-001
File #20212088

WARRANTY DEED

Made this 20th day of August, 2021 by Liquid Property Group, LLC, a Delaware Limited Liability Company, whose mailing address is 701 S. Howard Ave, Suite 106-328, Tampa, Fl. 33606, hereinafter called the grantor, to Michael D. McKinzey and Alice L. McKinzey, husband and wife, whose mailing address is: 8862 Indian River Run, Boynton Beach, Fl. 33472, hereinafter called the 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 corporation)

WITNESSETH: that the grantor, for and in consideration of the sum of Sixty Thousand Dollars and 00/100 (\$60,000.00) 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:

Lot 1, Buie's Retreat, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 6, of the Public Records of Columbia County, Florida.

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

TO HAVE AND TO HOLD, the same is 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 2020.

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

Liquid Property Group, LLC a Delaware Limited Liability Company


By: John M. Tiffin as Managing

Member

Signed, Sealed and Delivered in Our Presence:


Witness #1 Signature

Madolyn Ohm
Witness #1 Printed Name


Witness #2 Signature

Christina Anderson
Witness #2 Printed Name

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization this 20th day of August, 2021 by John M. Tiffin as Managing Member of Liquid Property Group, LLC, a Delaware Limited Liability Company on behalf of the company who is personally known to me or who has/have produced FDL as identification.



Notary Public

