

Prepared by and return to:

Robert Stewart

Sky Title, LLC dba Lake City Title

426 SW Commerce Drive #145

Lake City, FL 32025

(386) 758-1880

File No 2024-7792CC

Parcel Identification No 13-4S-16-02951-102

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WARRANTY DEED

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

This indenture made the 15th day of April, 2024 between Lake City Gateway, LLC, a Florida Limited Liability Company, whose post office address is 1096 SW Main Boulevard, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to Stroube Lander, II, a single man, whose post office address is 12371 Lear Place, Port St. Lucie, FL 34987, of the County of St. Lucie, State of Florida, Grantee:

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 County, Florida, to-wit:

Lot 2, Amelia Landing Phase 1, according to the Plat thereof, recorded in PRRD 1, Page(s) 38, 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 2024 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 is 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:

Seamus Kershner
Witness: Savannah Bowler
Address: 426 SW COMMERCE DR.
SUITE 145 LAKE CITY, FL

Carlene Crosier
Witness: Carlene Crosier
Address: 426 SW Commerce Dr # 145
LAKE CITY, FL 32025

Lake City Gateway, LLC, a Florida Limited Liability
Company

By: [Signature]
Thomas Eagle, Manager

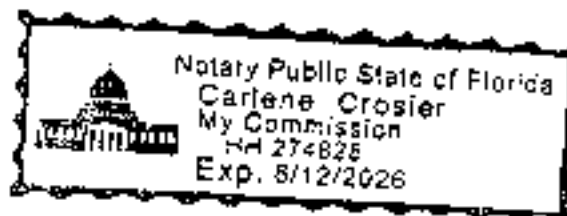
By: [Signature]
Timothy Russell, Manager

By: [Signature]
Daniel Crapps, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online
notarization this 15th day of April, 2024 by Thomas Eagle, Timothy Russell, and Daniel Crapps.

Carlene Crosier
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FL D.L.