

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

ATT# 4-9029

Warranty Deed

LLC to Individual

THIS WARRANTY DEED made the 17 day of June, 2019, by DR4 LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Mariela M. Caballero and Abel Caballero, as Joint Tenants in Common, whose mailing address is 2191 Whitebluff Way, Buford, GA 30519 hereinafter called the grantee.

(Wherever 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 corporation)

Witnesseth. That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 the prior year

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

Signed, sealed and delivered in our presence

Jesse Shiver
Witness
Jesse Shiver
Printed Name

Michael H. Harrell
Witness
Michael H. Harrell
Printed Name

DR4 LLC, a Florida Limited Liability Company

BY Deborah L. Bedenbaugh
Deborah L. Bedenbaugh, Authorized Member

BY Paul L. Gill
Paul L. Gill, Authorized Member

STATE OF Florida

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 17 day of June, 2019 by DEBORAH L. BEDENBAUGH AND PAUL L. GILL AS AUTHORIZED MEMBERS OF DR4 LLC, A FLORIDA LIMITED LIABILITY COMPANY personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath

(Notary Seal)

[Signature]
Notary Public



Michael H. Harrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG085249
Expires 4/18/2021

ATT# 9029

Exhibit "A"

Commence at the Northwest corner of the S 1/2 of the NE 1/4 of SE 1/4, Section 28, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 89°05'59" E along the North line of said S 1/2 of NE 1/4 of SE 1/4, 293.30 feet to the Easterly right-of-way line of State Road No. 25 (U.S. Highway 41 and 441), thence S 29°52' E along said Easterly right-of-way line, 41.62 feet to the South right-of-way line of Hillcrest Drive and to the POINT OF BEGINNING, thence continue S 29°52' E along said Easterly right-of-way line, 490.82 feet, thence N 86°18'40" E, 368.48 feet, thence N 61°46'19" E, 266.56 feet, thence N 14°45'32" W, 298.08 feet to said South right-of-way line of Hillcrest Drive, thence S 89°04'49" W along said South right-of-way line, 771.16 feet to the POINT OF BEGINNING.