Prepared by:
Ines Leon
North Star Title & Escrow, Inc.
9633 West Broward Blvd. #8
Plantation, Florida 33324

File Number: 25-115

Inst: 202512027314 Date: 12/03/2025 Time: 12:24PM
Page 1 of 2 B: 1555 P: 1003, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 560.00

General Warranty Deed

Made this November 25, 2025 A.D. By **Janet B. McCombs, a widowed woman, individually and as Co-Trustee of The McCombs Family Trust U/A/D 9/4/2024,** hereinafter called the grantor, to **Peaceful Court LLC**, whose post office address is: 971 W. Duval Street Suite 183 Lake City, FL 32055, 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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($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, viz:

W 1/2 OF SE 1/4 OF NW 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AS LIES SOUTH OF A 50 FOOT COUNTY ROAD, SAID LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

Parcel ID Number: **35-4S-17-09030-014**

Together with all the 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 for taxes for the current and subsequent years which are not due and payable and Easements, Intruments and matters shown on the public records prior to the date of this deed.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Prepared by:
Ines Leon
North Star Title & Escrow, Inc.
9633 West Broward Blvd. #8
Plantation, Florida 33324

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Signed, sealed and delivered in our presence:

1. _____
Witness Printed Name Michael R. Vines
Witness Address 9633 W. Broward Blvd, ST 68
Plantation, FL 33324

2. _____
Witness Printed Name Ines Leon
Witness Address 9633 W. Broward Blvd #8
Plantation, FL 33324

Janet B. McCombs (Seal)
Janet B. McCombs, individually and as Co-Trustee of The McCombs Family Trust U/A/D 9/4/2024
Address:

_____ (Seal)
Address:

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this November 25, 2025, by Janet B. McCombs, who has produced FLDL as identification.

MICHAEL R. VINES
Notary Public - State of Florida
Commission # HH 438803
My Comm. Expires Oct 14, 2027
Bonded through National Notary Assn.

_____
Notary Public
Print Name: Michael R Vines

My Commission Expires: _____