

Prepared by and return to:

Stars & Stripes Mobile Home Sales, Inc.
12788 US HWY 90,
Live Oak, FL 32060

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 26 day of November, 2024 between **Stars & Stripes Mobile Home Sales, Inc, a Florida Corporation, f/k/a Freedom Mobile Home Sales Inc., a Florida Corporation** whose post office address is **12788 US Hwy 90, Live Oak, FL 32060**, of the County of Suwannee, State of Florida, Grantor, to **Stars & Stripes Mobile Home Sales, Inc, a Florida Corporation,**, whose post office address is **12788 US 90, Live Oak, FL 32060**, of the County of Suwannee, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel 1: Lot 33, Cypress Creek, according to the map or plat thereof, recorded in Plat Book 6, page 128, Public Records of Columbia County, Florida. Together with that certain 1996 Destiny double-wide mobile home VIN Nos. 050506A and 050506B. Parcel # 03-4S-16-02739-133.

Parcel 2: Lot 17 Block A Woodgate Village Unit 1, a subdivision according to plat thereof, recorded in Plat Book 6, page 83, Public Records of Columbia County, Florida. Together with a 1985 REDW single-wide mobile home, VIN #GDWGA488433016. Located at 256 SW Aspen Glen, Lake City, FL 32024. Parcel # 05-4S-16-02777-018.

Parcel 3: Lot 2, Spring Forest, according the map or plat thereof as recorded in Plat Book 6, Page 5, of the Public Records of Columbia County, Florida. Together with a 1996 Fleetwood double-wide Mobile Home, ID# FLFLT79A12343HE21 and FLFLT79B12343HE21. Parcel # 07-6S-16-03789-102.

Parcel 4: Lot 40 Woodgate Village S/D Unit 2, a subdivision recorded in Plat Book 5, Pages 84 and 84A, of the Public Records of Columbia County, Florida. Subject to Deed Restrictions recorded in Official Records Book 608, pages 749-750. Located at 119 SW Hobby Place, Lake City, FL 32024. Parcel # 08-4S-16-02810-140.

Parcel 5: Lot 6, Block A, Columbia Estates, according to the map or plat thereof as recorded in Plat Book 5, Pages 112-112A, of the Public Records of Columbia County, Florida. Parcel # 10-5S-16-03529-106.

Parcel 6: Lot 24, Block A, "Perry Place", according to the Plat thereof, as recorded in Plat Book 6, Page 195, of the Public Records of Columbia County, Florida. Together with a 1998 double-wide mobile home, VIN # FLFLW70A25997WC21 and FLFLW70B25997WC21. Parcel # 15-4S-17-08355-124.

Parcel 7: Lot 4, Block F, Suwannee Valley Estates, a subdivision according to the plat thereof recorded in Plat Book 3, Page 87, Public Records of Columbia County, Florida. Parcel # 22-2S-16-01721-004.

Parcel 8: Lot 13, Magnolia Hills, according to the map or plat thereof, recorded in Plat Book 6, page 189, Public Records of Columbia County, Florida. Together with a 1997 HERI double-wide mobile home, VIN # FLFLT79A12725HE21 and FLFLT79B12725HE21. Parcel # 28-3S-16-02377-113.

Parcel 9: Commence at the intersection of the South Line of Lot 6, Replat of Lots 3, 4, 5 and 6 of MUSGROVE CORNER, a subdivision according to the plat thereof recorded in Plat Book 6, Page 125 of the Public Records of Columbia County, Florida, and the Southeasterly right of way of SR 252 and run N 51° 18' 27" E along said Southeasterly right of way 80.00 feet to the POINT OF BEGINNING; thence run S 51° 18' 27" W along said Southeasterly right of way 80.00 feet; thence run N 88° 47' 06" E along the South Line of said Lot 6, 80.00 feet; thence run Northwesterly to the POINT OF BEGINNING.

Parcel 10: Lot 13, Block A, West Lake City Hills, according to the map or plat thereof, as recorded in Plat Book 3, Page 89, of the Public Records of Columbia County, Florida. Together with a 1999 Homette Corporation double-wide mobile home VIN # HMST14592AGA and HMST14592BGA. Parcel # 34-3S-16-02507-000.

Parcel 11: Lot 74, of Deer Creek Phase 3, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 186 and 187 of the Public Records of Columbia County, Florida. Parcel # 03-4S-16-02732-574.

Parcel 12: Lot 39, Unit 2, Woodgate Village, Plat Book 5, page 84, Public Records of Columbia County, Florida. Parcel # 08-4S-16-02810-139.

Parcel 13: Lot 99, Hi Dri Acres, Unit 2, according to the map or plat thereof as recorded in Plat Book 4, Page 9-9A, Public Records of Columbia County, Florida. Together with a 1982 SUNC double-wide mobile home, VIN # LFL2AB423203507 and LFL2BB423203507. Parcel # 15-5S-16-03626-099.

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

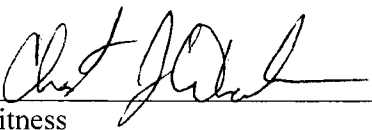
Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenant with the Grantees 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:*



Witness

Print Witness Name and Address:

Chast J. Whalen

426 SW Commerce Dr.#145

Lake City, FL 32025



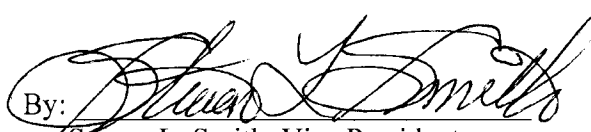
Witness

Print Witness Name and Address:

Savannah Newberson

426 SW COMMERCE DR.
SUITE 145 LAKE CITY, FL

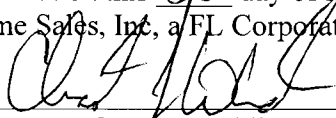
Stars & Stripes Mobile Home Sales, Inc, a Florida
Corporation F/K/A Freedom Mobile Home Sales
Inc., a Florida Corporation

By: 

Steven L. Smith, Vice President

STATE OF FLORIDA
COUNTY OF COLUMBIA

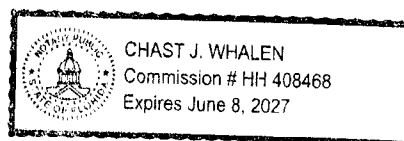
The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 26 day of November, 2024 by Steven L. Smith, Vice President of Stars & Stripes Mobile Home Sales, Inc, a FL Corporation who provided a Florida Driver's License as identification.



Signature of Notary Public

Warranty Deed

File No.: 2023-7510SW



Page 3 of 3

**CERTIFICATE OF CORPORATE RESOLUTION
AUTHORIZING SALE OF REAL ESTATE**

We, Wayne Frier, President, and Steven L. Smith, Vice President of Stars & Stripes Mobile Home Sales, Inc, organized and existing under the laws of the State of Florida and having its principal place of business at 466 SW Deputy J. Davis Lane, Lake City, FL 32024, hereby certify that the following is a true copy of a resolution adopted by the Board of Directors of the Corporation at a meeting convened and held on November 1, 2023 at which a quorum was present and voting throughout and that such resolution is now in full force and effect and is in accordance with the provisions of the charter and by-laws of the Corporation.

RESOLVED: That the Corporation approves the sale of the below, per the terms of the contract;

SEE LEGAL DESCRIPTION ~~BELOW~~ *Attached*

RESOLVED: That Steven L. Smith, the Vice President of the Corporation, is hereby authorized to sign on behalf of the Corporation any contracts or forms for the heretofore mentioned transaction;

RESOLVED FURTHER: That the Directors are hereby authorized and directed to certify to any interested party that this resolution has been duly adopted, is in full force and effect, and is in accordance with the provisions of the charter and by-laws of the Corporation.

I further certify that this Corporation is duly organized and existing, and has the power to take the action called for by the foregoing resolution.

DIRECTORS

Wayne Frier
Wayne Frier, President

11/1/23
Date

Steven L. Smith
Steven L. Smith, Vice President

11/1/23
Date

Witness my hand seal of this corporation on this *1st* day of *Nov.*, *2023*.

EXHIBIT "A"

Parcel 1: Lot 33, Cypress Creek, according to the map or plat thereof, recorded in Plat Book 6, page 128, Public Records of Columbia County, Florida. Together with that certain 1996 Destiny double-wide mobile home VIN Nos. 050506A and 050506B. Parcel # 03-4S-16-02739-133.

Parcel 2: Lot 17 Block A Woodgate Village Unit 1, a subdivision according to plat thereof, recorded in Plat Book 6, page 83, Public Records of Columbia County, Florida. Together with a 1985 REDW single-wide mobile home, VIN #GDWGA488433016. Located at 256 SW Aspen Glen, Lake City, FL 32024. Parcel # 05-4S-16-02777-018.

Parcel 3: Lot 2, Spring Forest, according the map or plat thereof as recorded in Plat Book 6, Page 5, of the Public Records of Columbia County, Florida. Together with a 1996 Fleetwood double-wide Mobile Home, ID# FLFLT79A12343HE21 and FLFLT79B12343HE21. Parcel # 07-6S-16-03789-102.

Parcel 4: Lot 40 Woodgate Village S/D Unit 2, a subdivision recorded in Plat Book 5, Pages 84 and 84A, of the Public Records of Columbia County, Florida. Subject to Deed Restrictions recorded in Official Records Book 608, pages 749-750. Located at 119 SW Hobby Place, Lake City, FL 32024. Parcel # 08-4S-16-02810-140.

Parcel 5: Lot 6, Block A, Columbia Estates, according to the map or plat thereof as recorded in Plat Book 5, Pages 112-112A, of the Public Records of Columbia County, Florida. Parcel # 10-5S-16-03529-106.

Parcel 6: Lot 24, Block A, "Perry Place", according to the Plat thereof, as recorded in Plat Book 6, Page 195, of the Public Records of Columbia County, Florida. Together with a 1998 double-wide mobile home, VIN # FLFLW70A25997WC21 and FLFLW70B25997WC21. Parcel # 15-4S-17-08355-124.

Parcel 7: Lot 4, Block F, Suwannee Valley Estates, a subdivision according to the plat thereof recorded in Plat Book 3, Page 87, Public Records of Columbia County, Florida. Parcel # 22-2S-16-01721-004.

Parcel 8: Lot 13, Magnolia Hills, according to the map or plat thereof, recorded in Plat Book 6, page 189, Public Records of Columbia County, Florida. Together with a 1997 HERI double-wide mobile home, VIN # FLFLT79A12725HE21 and FLFLT79B12725HE21. Parcel # 28-3S-16-02377-113.

Parcel 9: Commence at the intersection of the South Line of Lot 6, Replat of Lots 3, 4, 5 and 6 of MUSGROVE CORNER, a subdivision according to the plat thereof recorded in Plat Book 6, Page 125 of the Public Records of Columbia County, Florida, and the Southeasterly right of way of SR 252 and run N 51° 18' 27" E along said Southeasterly right of way 80.00 feet to the POINT OF BEGINNING; thence run S 51° 18' 27" W along said Southeasterly right of way 80.00 feet; thence run N 88° 47' 06" E along the

South Line of said Lot 6, 80.00 feet; thence run Northwesterly to the POINT OF BEGINNING.

Parcel 10: Lot 13, Block A, West Lake City Hills, according to the map or plat thereof, as recorded in Plat Book 3, Page 89, of the Public Records of Columbia County, Florida. Together with a 1999 Homette Corporation double-wide mobile home VIN # HMST14592AGA and HMST14592BGA. Parcel # 34-3S-16-02507-000.

Parcel 11: Lot 74, of Deer Creek Phase 3, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 186 and 187 of the Public Records of Columbia County, Florida. Parcel # 03-4S-16-02732-574.

Parcel 12: Lot 39, Unit 2, Woodgate Village, Plat Book 5, page 84, Public Records of Columbia County, Florida. Parcel # 08-4S-16-02810-139.

Parcel 13: Lot 99, Hi Dri Acres, Unit 2, according to the map or plat thereof as recorded in Plat Book 4, Page 9-9A, Public Records of Columbia County, Florida. Together with a 1982 SUNC double-wide mobile home, VIN # LFL2AB423203507 and LFL2BB423203507. Parcel # 15-5S-16-03626-099.

Parcel 14: Lot 74, Deer Creek Phase 3, according to the Plat thereof, recorded in Plat Book 7, Page(s) 186 and 187, of the Public Records of Columbia County, Florida.