

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 2025-8855AR

Parcel Identification No 24-4S-15-00384-034

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 2nd day of July, 2025 between **Non Performing LLC, a Delaware Limited Liability Company, and Oslo Group, LLC, a New York Limited Liability Company**, whose post office address is **17131 NE 11th Court, Miami Beach, FL 33162**, of the County of Miami-Dade, State of Florida, Grantors, to **Arthur Max Wilhelm and Marcia Wilhelm, Husband and Wife**, whose post office address is **348 SW Tall Pine Court, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Township 4 South, Range 15 East, Section 24: Parcel No. 22 an Unrecorded Subdivision Plat by L.L. Lee and Associates, dated July 11, 1974. Said Parcel 22 being more particularly described as follows:
The North 291.30 feet of the South 1032.60 feet to the Southwest 1/4 of the Southeast 1/4 LESS AND EXCEPT 30 feet off the East side thereof for County Road right of way.

Township 4 South, Range 15 East, Section 24: Parcel No. 25 of an Unrecorded Survey Plat by L.L. Lee and Associates, dated July 11, 1974, being more particularly described as follows:
The Southwest 1/4 of the Southeast 1/4 LESS AND EXCEPT the South 1032.60 feet thereof, and LESS AND EXCEPT 30 feet off the East side thereof for County Road right of way.

All of the above lying and being in Columbia County, Florida.

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


Subject to taxes for 2025 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:



Witness

Print Witness Name and Address:

KLUMEN VOGEL
175 CAUSEWAY
LIFFINGWOOD NY 11559

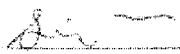


Witness

Print Witness Name and Address:

DORISE JEUDY
100 DUFFY AVE SE 510
HICKSVILLE NY 11801

Non Performing LLC, a Delaware Limited Liability
Company

By: 
Simon Dov, Member

Oslo Group, LLC, a New York Limited Liability
Company

By: 
Jacob Glassman, Member

^{New York}
STATE OF FLORIDA
^{NY}
COUNTY OF COLUMBIA ^{NY}

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this 3 day of July, 2025, by Simon Dov, Member of Non Performing LLC and Jacob Glassman, Member of Oslo
Group, LLC, who is/are personally known to me or who has/have produced
DRIVER LICENSE as identification.


Signature of Notary Public

DORISE JEUDY
Print, Type/Stamp Name of Notary

DORISE JEUDY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JE0000327
Qualified in Nassau County
My Commission Expires 02-02-2027