

This Document Prepared By and Return to:  
Cindy Goodrich, of  
Equity Title, LLC  
801 S. Florida Ave., Ste. 8  
Lakeland, FL 33801  
File No: 22-0248

Parcel ID Number: 26-7S-16-04322-000

## Special Warranty Deed

This Indenture, Made this 16<sup>th</sup> day of **March**, 2022 A.D., **Between**  
**Freedom Lots USA LLC, a Florida Limited Liability Company**

of the County of **Saint Johns**, State of **Florida**, **grantor,** and  
**Ruth Ann Boden, a single woman**

whose address is: **11066 Orange Blvd., West Palm Beach, FL 33412**

of the County of **Palm Beach**, State of **Florida**, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
**TEN DOLLARS (\$10)**

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns  
forever, the following described land, situate, lying and being in the County of **Columbia**,  
State of **Florida** to wit:

**That part of the NE 1/4 of Section 26, Township 7 South, Range 16 East, Columbia County,  
Florida, described as follows:**

**Commence at the Northeast corner of said Section 26 and run West along the North line of said  
Section 26, 923.56 feet for a POINT OF BEGINNING; thence run South 240.00 feet; thence run  
West 400.00 feet; thence run North 240.00 feet; thence run East, along the North line of said  
Section 26, 400.00 feet to the POINT OF BEGINNING.**

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent  
to 2022.**

**The property herein conveyed DOES NOT constitute the HOMESTEAD property of the  
Grantor.**

**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 grantor is lawfully seized of said land in fee simple; that grantor  
has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and  
will defend the same against the lawful claims of all persons claiming by, through or under grantor.

# Special Warranty Deed - Page 2

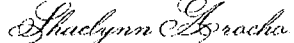
Parcel ID Number: **26-7S-16-04322-000**

**In Witness Whereof**, the grantor has hereunto set his hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**


E-signed by Adrienne Hodge on March 16, 2022 at 01:06 PM CST  
  
110426

**Witness Signature**  
Print Name: Adrienne Hodge  
E-signed by Shaelynn Arocho on March 16, 2022 at 01:06 PM CST



**Witness Signature**  
Print Name: Shaelynn Arocho

**Freedom Lots USA LLC, a Florida Limited Liability Company**

E-signed by Christopher Nowak on March 16, 2022 at 01:04 PM CST  
  
By: Christopher Nowak (Seal)

**Christopher Nowak, Authorized Member**  
P.O. Address: 101 Market Side Ave., Suite 404-264, Ponte Vedra, FL 32081

**State of Florida**  
**County of ~~Saint Johns~~ Polk**

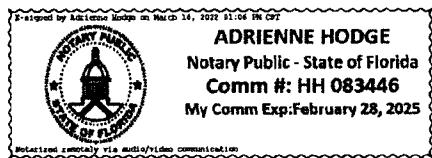
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16th day of **March**, 2022, by

**Christopher Nowak, Authorized Member of Freedom Lots USA LLC, a Florida Limited Liability Company on behalf of the limited liability company**

who is personally known to me or who has produced his **Florida driver's license** as identification

  
110426

**Notary Public**  
Printed Name: Adrienne Hodge  
My Commission Expires: 02/28/2025



Feb. 28, 2025