

Prepared by and return to:

Dawn Wilson
Heritage Title Services
201 Parshley Street Southwest
Live Oak, FL 32064
File No 24-3467
Parcel Identification No 35-4S-17-09035-004
Consideration: \$150,000.00

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WARRANTY DEED

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

This indenture made the 29th day of April, 2024 between The Fish Campa, LLC, a Florida Limited Liability Company, whose post office address is 8260 Vico Court, A, Sarasota, FL 34240, of the County of Sarasota, State of Florida, Grantor, to Michael Mathis, a single man, whose post office address is 171 Northwest Marcel Place, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantee:

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

A part of lands described in Official Record Book 686 Page 538 of the Public Records of Columbia County, Florida, being more particularly described as follows: Commence at the Southwest corner of Section 35 Township 4 South Range 17 East of Columbia County, Florida, said point also being the Southeast corner of Section 34 Township 4 South Range 17 East of Columbia County, Florida, and run North 07 degrees 23 minutes 56 seconds East, as a basis of bearings, along the West line of said Section 35, also being the East line of said Section 34, a distance of 1274.55 feet, to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 35; thence North 89 degrees 37 minutes 43 seconds East, along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 35, a distance of 1324.77 feet, to the Southeast corner of said Northwest 1/4 of Southwest 1/4; thence North 08 degrees 27 minutes 21 seconds East, along the East line of said Northwest 1/4 of Southwest 1/4, a distance of 500.00 feet, to the Point of Beginning; thence continue North 08 degrees 27 minutes 21 seconds East, along said East line, a distance of 772.32 feet, to the Northeast corner of said Northwest 1/4 of Southwest 1/4; thence North 07 degrees 19 minutes 42 seconds East, along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 35, a distance of 1215.74 feet to the Southeast corner of lands described in Official Record Book 899 Page 755 of the Public Records of Columbia County, Florida; thence South 88 degrees 31 minutes 15 seconds West, along the South line of said lands, a distance of 29.93 feet, to the Southwest corner of said lands; thence North 07 degrees 15 minutes 29 seconds East, along the West line of said lands, a distance of 29.98 feet, to the Northwest corner of said lands; thence North 88 degrees 45 minutes 30 seconds East, along the North line of said lands, a distance of 30.03 feet, to the Northeast corner of said lands; thence North 07 degrees 46 minutes 27 seconds East, a distance of 35.59 feet, to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence South 87 degrees 38 minutes 23 seconds West, along the North line of said Southwest 1/4 of Northwest 1/4, a distance of 500.00 feet; thence South 07 degrees 50 minutes 37 seconds West, a distance of 2035.37 feet; thence North 89 degrees 44 minutes 11 seconds East, a distance of 500.00 feet, to the Point of Beginning; said lands described and being subject to that part that lies within the maintained right of way of Alfred Markham Road, a County Maintained, Paved Road, having a variable maintained right of way.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 8260 Vico Court, A, Sarasota, FL 34240.

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 Grantee 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:

The Fish Campa, LLC, a Florida Limited Liability Company

By: [Signature]
Larry L. Campa, MGRM

WITNESS
PRINT NAME: Cheryl E. Bealy

WITNESS
PRINT NAME: Wade A. Sweet

~~206 SE~~ 201 Parshley St. SW
Live Oak, Florida 32064

WITNESS 1 ADDRESS

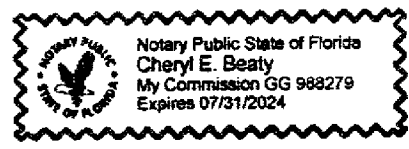
606 E P4th St
Lake City, FL 32055

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 29th day of April, 2024 by Larry L. Campa, MGRM of The Fish Campa, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary Cheryl E. Bealy



Personally known: _____
OR Produced Identification: _____

Type of Identification Produced: FLDL