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8576.01-19-026
11/7/2024

67729

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

This document was prepared with a property description furnished to the preparer, and without the benefit of any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

REC. \$ 27.00
DOC. .70
INT. \$
INDEX \$
CONSIDERATION \$10.00

Inst: 202412024937 Date: 11/20/2024 Time: 2:13PM
Page 1 of 3 B: 1527 P: 2333, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED made this 13th day of November, 2024, by ROBERT R. BREWIN III and JENNIFER H. BREWIN, as Trustees of THE BREWIN TRUST DATED DECEMBER 20, 2018, whose mailing address is 421 SE Hicks Griffin Glen, Lake City, Florida 32024, hereinafter called the Grantor, to 4B LAND & PROPERTIES LLC., a Florida limited liability company, whose mailing address is 2134 NW Lower Spring Road, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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:

One acre square in the Southwest Corner of the SW 1/4 of the NE 1/4 of Section 33, Township 5 South, Range 17 East, Columbia County, Florida.

Parcel Number: 33-5S-17-09488-003

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to

reimpose the same.

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 taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness
Delores B. Brannen

(Print/type name)

Address:
1241 South Marion Avenue
Lake City, FL 32025

 (SEAL)
ROBERT R. BREWIN III
As Trustee of The Brewin Trust
dated December 20, 2018



Witness
Loretta S. Steinmann

(Print/type name)

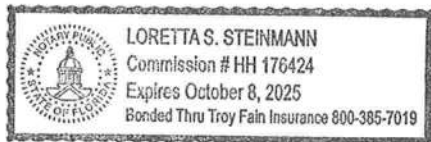
Address:
1241 South Marion Avenue
Lake City, FL 32025

 (SEAL)
JENNIFER H. BREWIN
As Trustee of The Brewin Trust
dated December 20, 2018

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of November, 2024, by ROBERT R. BREWIN III and JENNIFER H. BREWIN, as Trustee of The Brewin Trust Dated December 20, 2018, who are personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires:



**DARBY PEELE
& GREEN, PLLC**

1241 SOUTH MARION AVENUE
LAKE CITY, FLORIDA 32025
TELEPHONE (386) 752-4120
FACSIMILE (386) 755-4569

November 22, 2024

8992.01-24-019

4B Land & Properties, LLC
c/o Robert R. Brewin IV
2134 NW Lower Springs Road
Lake City, Florida 32055

Dear Mr. Brewin:

Enclosed is original and one photocopy of Warranty Deed dated November 13, 2024, given by Robert R. Brewin III and Jennifer H. Brewin, as Trustees of The Brewin Trust dated December 20, 2018, to 4B Land & Properties, LLC., a Florida limited liability company, recorded on November 20, 2024, in Official Records Book 1527, Page 2333, public records of Columbia County, Florida.

Should you have any questions, please contact us. Thank you for the opportunity of assisting you in this matter.

Very truly yours,

Bonnie S. Green
For the Firm

bonniegreen@darbypeelee.com

BSG:lss
Enclosures