

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6756MS

Parcel Identification No 08-3S-16-02032-106

Inst: 202312003403 Date: 02/27/2023 Time: 2:39PM
Page 1 of 2 B: 1485 P: 1214, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 455.00

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WARRANTY DEED

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

This indenture made the 21 day of February, 2023 between **Liam Boyd and Sherine Boyd, Husband and Wife**, whose post office address is **121 SW Stafford Court, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **MF Butler Homes, LLC, a Florida Limited Liability Company**, whose post office address is **1121 SW Paul Pearce Lane, Lake City, FL 32024**, of the County of Newton, State of Georgia, Grantee:

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 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:

Lot 6, Hills of Huntsville, according to the Plat thereof, recorded in Plat Book 8, Page(s) 126 through 129, of the Public Records of Columbia County, Florida.

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

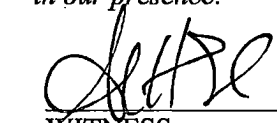
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


TO HAVE AND TO HOLD the same in fee simple forever.

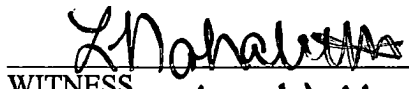
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful 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 NAME: Amber Hsu

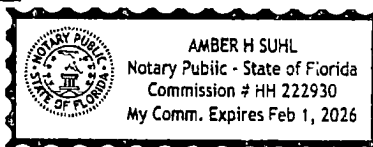

Liam Boyd


WITNESS
PRINT NAME: Lyndi Mahabettan


Sherine Boyd

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of February, 2023, Liam Boyd and Sherine Boyd, who are personally known to me or have produced DL as identification.




Signature of Notary Public