

PH-
PINC-
✓
✓
46

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880

Parcel Identification No's: 03-4S-16-02731-014, 03-4S-16-02731-056,
03-4S-16-02731-057, 03-4S-16-02731-144, 03-4S-16-02731-145,
03-4S-16-02731-146 and 03-4S-16-02731-147

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 20 day of May, 2021 between Cornerstone Homes of Lake City, Inc, a Florida Corporation, whose post office address is 426 SW Commerce Drive #130, Lake City, FL 32025, of the County of , State of Florida, Grantor to, The Preserve at Laurel Lake, Inc., a Florida Corporation, whose post office address is 426 SW Commerce Drive #130, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Columbia County, Florida and fully described as follows:

Lots 14, 56, 57, 144, 145, 146 & 147, PRESERVE AT LAUREL LAKE, UNIT 1, as per plat thereof recorded in Plat Book 9, Pages 19 through 25, of the Public Records of Columbia County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Cristin Ashe

WITNESS

PRINT NAME: Cristin Ashe

Debi Bennefield

WITNESS

PRINT NAME: Debi Bennefield

Cornerstone Homes of Lake City, Inc.

By: Scott D. Stewart

Scott D. Stewart, President

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of May, 2021 by Scott D. Stewart, President of Cornerstone Homes of Lake City, Inc., a Florida Corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Michelle Monahan
Signature of Notary Public

