

Prepared by and return to:
Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 24-299

Parcel Identification No 13-3S-16-02112-001

[Space Above This Line For Recording Data]

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

This indenture made the 19th day of August, 2024 between Clinton F. Dicks, Jr, a single person, whose post office address is 4458 S U.S. 441, Lake City, FL 32025, of the County of Columbia, Florida, Grantor, to 2911 PROPERTIES LLC, a Florida Limited Liability Company, whose post office address is 212 Southwest Cottage Glen, Lake City, FL 32024, of the County of Columbia, 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:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°12'36"W., 89.93 FEET TO THE SOUTH MAINTAINED RIGHT-OF-WAY LINE OF NW MOORE ROAD AND TO THE POINT OF BEGINNING; THENCE S.89°13'27"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 471.73 FEET; THENCE S.01°34'39"E., 300.03 FEET; THENCE S.87°13'27"W., 147.00 FEET THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 304 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.01°34'39"E., ALONG THE WEST LINE OF SAID LANDS 360.49 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N.87°27'04"E., ALONG THE SOUTH BOUNDARY OF SAID LANDS 750.00 FEET; THENCE N.01°43'45"W., 637.34 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE; THENCE S.89°13'27"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 129.85 FEET TO THE POINT OF BEGINNING.

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:

Clinton F. Dicks Jr
Clinton F. Dicks, Jr

Brenda Nelson
WITNESS #1
PRINT NAME: Brenda Nelson

816 SW Main Blvd
Lake City, FL 32025
WITNESS 1 ADDRESS

Jessie Robinson
WITNESS #2
PRINT NAME: Jessie Robinson

816 SW Main Blvd
Lake City, FL 32025
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 19 day of August, 2024, by Clinton F. Dicks, Jr.

Brenda E. Nelson
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: _____