

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-165048
Parcel ID Number: 03-4S-16-02731-022, 03-4S-16-0

Warranty Deed

This WARRANTY DEED, dated February 20, 2025 A.D. By:
Cornerstone Homes of Lake City, Inc., a Florida corporation
whose address is: 426 SW Commerce Dr., #130, Lake City, Florida 32025,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 100 West Garden Street, Second Floor, Pensacola, Florida 32502,
hereinafter called the GRANTEE:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Lots 22, 23, 25, 26 and 35, Preserve at Laurel Lake, Unit 1, according to the map or plat thereof as recorded in Plat Book 9, Page 19, Public Records of Columbia County, Florida.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2024 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

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 the following witnesses:

Sign *James R. Zupke, Jr.*
Witness Printed Name JAMES R. ZUPKE, JR.
Address: 3386 SW LAKE RD., LAKE CITY, FL 32024

Cornerstone Homes of Lake City, Inc., a Florida corporation

Sign *Linnette Dungan*
Witness Printed Name Linnette Dungan
Address: 9651 SE 159th Ct. White Springs, FL 32090

BY: *Scott D. Stewart* (Seal)
Scott D. Stewart, President

State of Florida
County of Columbia

The foregoing instrument was sworn to, subscribed and acknowledged before me this 14 day of February, 2025, by means of physical presence or online notarization, by Scott D. Stewart, President of Cornerstone Homes of Lake City, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification.

Michelle Monahan
Notary Public
Print Name: Michelle Monahan
My Commission Expires: 11/20/2027

