

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2025-8744AR

Parcel Identification No 03-5S-16-03457-022

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WARRANTY DEED

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

This indenture made the 6th day of August, 2025 between **Janis Luna, a Married Woman, Tomasa Moreno, a Single Woman, and Laurisa Gomez, a Single Woman**, whose post office address is **1225 NW Dalian Lane, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **JNIL Investments, LLC, a Florida Limited Liability Company**, whose post office address is **522 Oakmont Drive, Orange Park, FL 32073**, of the County of Clay, State of Florida, 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 County, Florida, to-wit:

Lot 22, Planation Park, according to the Plat thereof, recorded in Plat Book 4, Page(s) 120, 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 2025 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:

Jessica D. Moore
Witness

Print Witness Name and Address:
Jessica D. Moore

426 SW Commerce Dr.#145

Lake City, FL 32025

Savannah H. Raulerson
Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

Lake City, FL 32025

Janis Luna
Janis Luna

Tomasa Moreno
Tomasa Moreno

Laurisa Gomez
Laurisa Gomez

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 6 day of August, 2025, by Janis Luna, Tomasa Moreno and Laurisa Gomez, () who is/are personally known to me or () who has/have produced FLDL as identification.

Jessica D. Moore
Signature of Notary Public

Print, Type/Stamp Name of Notary

