

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3426VB
Parcel Identification No 33-3S-17-06643-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **20th day of February, 2020** between **Jenny Marie Bradberry f/k/a/ Jenny Marie Nelson, a Married Woman**, whose post office address is **1205 Brookwood Circle, Fulton, KY 42041**, of the County of Fulton, Commonwealth of Kentucky, Grantor, to **Mag's, L.L.C., a Florida Limited Liability Company**, whose post office address is **P.O. BOX 2061, Lake City, FL 32056**, of the County of , State of 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:

Township 3 South, Range 17 East, Section 33: Begin at the NW corner of the NE 1/4 of SW 1/4 of Section 33, Township 3 South, Range 17 East, and run N 86 degrees 30 minutes E, 470 feet; thence S 6 degrees 10 minutes W, 815 feet as a Point of Beginning; thence N 86 degrees 30 minutes E, 105 feet; thence S 6 degrees 10 minutes W, 50 feet; thence S 86 degrees 30 minutes W, 105 feet; thence N 6 degrees 10 minutes E, 50 feet to Point of Beginning. Being more particularly described as Lot No. 6, Block G, Melrose Park, as per official plat thereof on file in the Office of the Clerk of Circuit Court of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

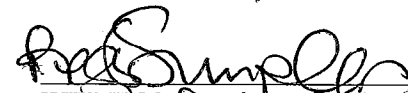
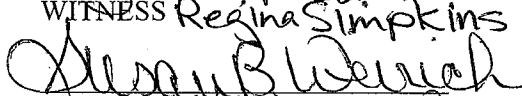
Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

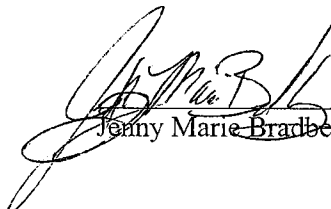
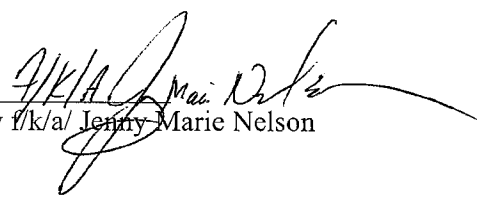
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

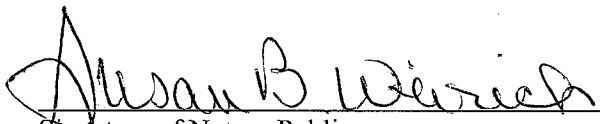
*Signed, sealed and delivered
in our presence:*


WITNESS Regina Simpkins

WITNESS Susan B. Weirich


Jenny Marie Bradberry f/k/a/ Jenny Marie Nelson


STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 20th day of February, 2020, Jenny Marie Bradberry f/k/a/ Jenny Marie Nelson, who is/are personally known to me or has/have produced Kentucky Drivers License as identification.


Signature of Notary Public
Susan B. Weirich

