

This Instrument Prepared By:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

ATT# 4-11399

Inst: 202212003653 Date: 02/24/2022 Time: 9:27AM

Page 1 of 2 B: 1460 P: 704, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *hds*
Deputy Clerk Doc Stamp-Deed: 1050.00

Warranty Deed

LLC to Individual

THIS WARRANTY DEED made this 22 day of February, 2022, by Briche Properties, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Guy E. Morin, II, A Single Person, whose post office address is: 236 NE Alpha Terr, Lake City, FL 32055 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

WITNESSETH that the Grantor, for and in consideration of the sum of \$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:

Lot 7, Block 4, (Revision of) Carolyn Heights Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 57, of the Public Records of Columbia County, Florida.

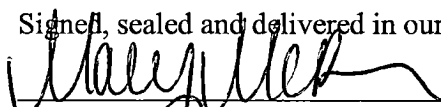
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that 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; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS

Mary Murae

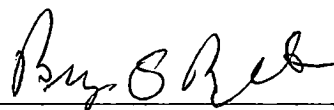
PRINTED NAME



WITNESS

Jessica Ervin

PRINTED NAME



Bryan S. Boyette, as Manager of Briche Properties, LLC, a Florida Limited Liability Company



Teresa Y. Boyette, as Manager of Briche Properties, LLC, a Florida Limited Liability Company

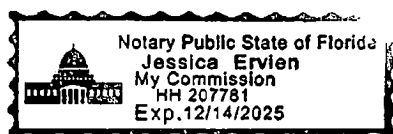
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of February, 2022, by Bryan S. Boyette as Manager of Briche Properties, LLC, a Florida Limited Liability Company and Teresa Y. Boyette as Manager of Briche Properties, LLC, a Florida Limited Liability Company on behalf of the company, who is personally known to me or has produced DL as identification.

(SEAL)



NOTARY PUBLIC



My Commission Expires: