

This instrument was prepared
by and should be returned to:

Elizabeth Franklin
1520 Flagler Ave.
Jacksonville, FL 32207

Warranty Deed

This Warranty Deed executed this 8 day of **June 2023** by **Travis N. Thomas**, whose post office address is **9760 N US Highway 441, Lake City, FL, 32055**, hereinafter called the "Grantor", to **ES Franklin, LLC** whose post office address is **1520 Flagler Ave., Jacksonville, FL, 32207**, hereinafter called the "Grantee";

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of the 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, by grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, the following described land situate, lying and being in **Columbia County, State of Florida** to wit:

That part of the Northeast ¼ of the Southeast ¼ lying Southerly and Westerly of Deep Creek in Section 29, Township 1 South, Range 17 East, Columbia County, Florida

Parcel Identification Number: 29-1S-17-04594-004

Subject to easements, restrictions, reservations and limitations of record, if any.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 ad valorem real property taxes and assessments for the year 2023.

In Witness Whereof, the undersigned have executed this document on the date(s) set forth below.

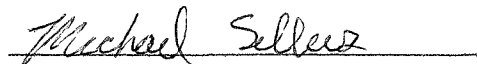
Signed, sealed and delivered in our presence:



Witness Name: RANDELL E. STEPHENS



Travis N. Thomas, Grantor



Witness Name: Michael Sellers

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence, this 8th day of June 2023, by Travis N. Thomas, who is [☒ personally known or [☐] has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Brenda Murphy

My Commission Expires: 4-1-26