

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20201

Inst: 202412013721 Date: 06/25/2024 Time: 3:09PM
Page 1 of 2 B: 1517 P: 2360, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 196.00

Warranty Deed

This Warranty Deed is executed this 9th day of June, 2024 by Kenneth Grzymala and Miriam Grzymala, husband and wife, whose address is 87 East Maryknoll Road, Rochester Hills, MI 48309, hereinafter called the grantor, to Happy Land Development LLC, a Florida Limited Liability Company, whose address is 14260 West Newberry Road, 368, Newberry, FL 32669, 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)

Witnesseeth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 14, Stonehenge Phase 1, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 137 and 138, of the Public Records of Columbia County, Florida.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And 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.

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:

Maibeth Kynski
Witness

Maibeth Kynski
Printed Name

2727 Royal Barkley, MI 48072
Witness Postal Address

Veronica D'Hondt
Witness

Veronica D'Hondt
Printed Name

1250 Wind Chime Dr. Waterford, MI 48327
Witness Postal Address

Kenneth Grzymala
Kenneth Grzymala

Miriam Grzymala
Miriam Grzymala

STATE OF Michigan
COUNTY OF Macomb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 9th day of June, 2024, by Kenneth Grzymala and Miriam Grzymala.

Kathleen M Vallis
Signature of Notary Public
Print, Type/Stamp Name of Notary

KATHLEEN M VALLIS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires April 23, 2030
Acting in the County of _____

Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____