

Prepared by and return to:

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File Number: 22-021D

Parcel Identification No. 31-3S-17-06209-000

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Warranty Deed

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

This Indenture made this 19th day of April, 2022 between SEC, LLC, a Florida Limited Liability Company whose post office address is 3101 West US Hwy 90, Lake City, FL 32055 of the County of Columbia, State of Florida, grantor*, and Radiant Credit Union, whose post office address is 4440 NW 25th Place, Gainesville, FL 32606 of the County of Alachua, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Section 31 Township 3, South, Range 17 East:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4, and run N 88° 18' E 15 feet along the South line of said NW 1/4 of the SW 1/4 to a point on the East line of a county road for a POINT OF BEGINNING; thence run N 0° 01' E 250 feet along East line of said road parallel to the West line of said NW 1/4 of the SW 1/4; thence run S 89° 59' E 150 feet; thence run S 0° 01' W 180.50 feet to a point on the North line of State Road No. 10; thence run Southwesterly along said North line along a curve concave to the right a chord distance of 139.94 feet, chord bearing S 60° 39' W, to its intersection with the South line of said NW 1/4 of the SW 1/4; thence run S 88° 18' W 28.10 feet to the POINT OF BEGINNING. Columbia County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

[Signature]
Witness
Printed Name: Brent Baris

[Signature]
Witness
Printed Name: Ginger D. Travers

SEC, LLC, a Florida Limited Liability Company

By: *[Signature]*
Michael R. Streicher, Member

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of April, 2022 by Michael R. Streicher, as Member of SEC, LLC. Michael R. Streicher ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Brent Baris
My Commission Expires: 8/3/25

