

Prepared by and return to:

Melissa Davis
Infinity Title Insurance Agency, LLC
2508 Northeast 8th Lane
Ocala, FL 34470
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File No 2023-133

Parcel Identification No R02055-032

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WARRANTY DEED

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

This indenture made the 25th day of April, 2023 between Freedom Lots USA LLC, a Florida Limited Liability Company, whose post office address is 101 Marketside Avenue, Suite 404-264, Ponte Vedra Beach, FL 32081, of the County of St. Johns, State of Florida, Grantor, to Eshu Xi Amaru, whose post office address is 117 Alaska Street, Staten Island, NY 10310, of the County of Richmond, State of New York, Grantee:

Witneseth, 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:

Lot No. 32, PARNELL HILLS "UNIT I", according to the Plat thereof recorded in Plat Book 4, Page(s) 16 and 16A, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2023 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

