

Prepared by and return to:  
Lisa Luckerman of  
Attorney's Title & Trust Services, LLC  
P.O. Box 1265  
Old Town, Fl. 32680  
File #20233529

Property Appraiser's ID #12-7S-16-04184-120

Inst: 202312009581 Date: 05/25/2023 Time: 10:29AM  
Page 1 of 3 B: 1491 P: 855, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MS*  
Deputy ClerkDoc Stamp-Deed: 455.00

### SPECIAL WARRANTY DEED

This Special Warranty Deed is executed this 24th day of May, 2023, by Liquid Property Group, LLC, a Delaware Limited Liability Company, ("Grantor") whose mailing address is 7345 International Place, Suite 106, Sarasota, Florida 34240 to Rich Royster, single and Noelle Dunbar, single, As Joint Tenants With Rights of Survivorship ("Grantee") whose mailing address is 2639 E. Bell Ave., Bell, Fl. 32619

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

Witnesseth, that Grantor, for the sum of Ten Dollars \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property located in Columbia County, Florida:

See attached for legal.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And Grantor hereby covenants to warrant and defend the title to the land hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no others, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

*[signature page to follow]*



Signed, sealed and delivered as to all Grantors  
in the presence of:

[Signature]  
Signature of Witness 1

Shannon J. Davis  
Print Name of Witness 1

[Signature]  
Signature of Witness 2

Brian Wendert  
Print Name of Witness 2

State of Florida  
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of May, 2023 by John M. Tiffin, Managing Member who is personally known to me or who has produced FL DL as identification.

(SEAL)



Grantor: Liquid Property Group, LLC a Delaware Limited Liability Company

[Signature]  
By: John M. Tiffin, Managing Member

[Signature]  
Notary Public  
My Commission Expires: 8/21/2026

Legal Description

Lot 10, Block B, Timuqua, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 85 and 85A, of the Public Records of Columbia County, Florida.