

THIS INSTRUMENT PREPARED BY:

Matthew Lucas
Vantage Point Title
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764
File # D-FL874582

Return to and mail tax statements to:

Malik M. Jefferson
1203 SW Yorktown Glen
Lake City, FL 32025

Parcel ID #: 23-4S-17-08713-000 (32264)

WARRANTY DEED

THIS WARRANTY DEED, made the 30 day of August, 2022, by **DC ASSETS, LLC, a Utah Limited Liability Company**, whose post office address is 16618 Elm Street, Omaha, NE 68130, hereinafter called Grantor, to **MALIK M. JEFFERSON, a single man**, whose post office address is 1203 South West Yorktown Glen, Lake City, FL 32025, hereinafter called 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 corporations.

WITNESSETH: That the Grantors, for and in consideration of the sum of **SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$72,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated Columbia County, Florida, viz:

The following described property situated in Columbia County, Florida, to wit:

The North 1/3 of the SE1/4 of the NE1/4 of Section 23, Township 4 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT any part lying within a Road Right of Way.

Commonly known as: 0 South East CR 245, Lake City, FL 32025

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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 the Grantor hereby covenant 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, and hereby warrant 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 taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

DC ASSETS, LLC, a Utah Limited Liability Company

[Signature]

By: Dan Charvat, Member

[Signature]

By: Marie Charvat, Member

Signed, sealed and delivered in our presence:

WITNESSES:

[Signature]

Witness #1 Signature

Printed Name: Deborah Scheier

[Signature]

Witness #2 Signature

Printed Name: Amy L Ashbrook

State of ~~Florida~~ NE
County of Douglas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of August, 2022, by Dan Charvat and Marie Charvat, Members of DC ASSETS, LLC, a Utah Limited Liability Company.

(Seal)



[Signature]
Notary Public

Amy L Ashbrook
Printed name of notary and title

NIA
Serial Number (if any)

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

Type of Document this certificate is attached to: Warranty Deed