

44 CP-1 ✓  
Columbia County ✓

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880

Parcel Identification No 34-4S-16-02731-053, 34-4S-16-02731-054  
& 34-4S-16-02731-055

(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 12<sup>th</sup> day of March, 2021  
between Cornerstone Homes of Lake City, Inc, a Florida Corporation, whose post office address is 426  
SW Commerce Drive #130, Lake City, FL 32025, of the County of , State of Florida, Grantor to, The  
Preserve at Laurel Lake, Inc., a Florida Corporation, whose post office address is 426 SW Commerce  
Drive #130, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and  
valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these  
presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the  
right, title, and interest in and to that certain real property (the "Property") located and situated in Columbia  
County, Florida and fully described as follows:

**Lots 53, 54 and 55, PRESERVE AT LAUREL LAKE, UNIT 1, as per plat thereof recorded in Plat  
Book 9, Pages 19 through 25, of the Public Records of Columbia County, Florida.**

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging  
to or in any way appertaining to the Property.

SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions,  
easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the  
lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Michelle Monahan  
WITNESS  
PRINT NAME: Michelle Monahan

Mallory Pruitt  
WITNESS  
PRINT NAME: Mallory Pruitt

Cornerstone Homes of Lake City, Inc, a Florida Corporation

By: Scott D. Stewart  
Scott D. Stewart, President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of March, 2021 by Scott Stewart, President of Cornerstone Homes of Lake City, Inc, a FL Corporation, on behalf of the Corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

Michelle Monahan  
Signature of Notary Public

