

Prepared by:
Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064
File Number: 24-0007

General Warranty Deed

Made this January 30, 2024 A.D. By **John Mimm, a single man**, whose post office address is: 639 SW Trenton Terrace, Fort White, Florida 32038, hereinafter called the grantor, to **Andrew Ellis, a single man**, whose post office address is: 1623 Charlotte Valley Road, Summit, New York 12175 and **Hale Haven Management, Inc., a Florida Profit Corporation**, whose post office address is: 378 Tolley Avenue, Melbourne, Florida 32934, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in Columbia County, Florida, viz:

Lot 94, of THREE RIVERS ESTATES UNIT NO. 21, a Subdivision, as per the plat thereof filed at Plat Book 6, Page 15, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: R01355-094

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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 covenants 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; that the grantor hereby fully warrants 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 December 31, 2024.

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

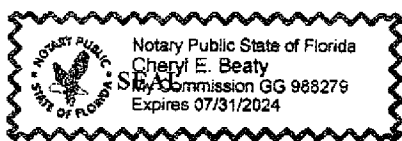
Signed, sealed and delivered in our presence:

Cheryl E Beaty
Witness Printed Name *Cheryl E Beaty*
Address: *201 Parshley St. SW,*
Live Oak, Florida 32064

Ethan Perry
Witness Printed Name *Ethan Perry*
Address: *201 Parshley St. SW*
Live Oak, Florida 32064

State of Florida
County of Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this *30th* day of January, 2024, by **John Mimm, a single man**, who is/are personally known to me or who has produced *Florida D.C.* as identification.



JOHN mimm (Seal)
John Mimm
Address: 639 SW Trenton Terrace, Fort White, Florida 32038

Cheryl E Beaty
Notary Public
Print Name: *Cheryl E Beaty*
My Commission Expires: *7-31-2024*