

**This Instrument Prepared By:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

ATT# 4-9457

Inst: 202012000513 Date: 01/08/2020 Time: 10:17AM  
Page 1 of 2 B: 1402 P: 2212, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 875.00

## Warranty Deed

LLC to Individual

THIS WARRANTY DEED made this 7 January 2020, 386 Development LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Don Little Construction & Roofing Inc, a Florida Corporation, whose post office address is: 1542 SW Little Road, Lake City, FL 32024, hereinafter called the 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 corporation)*

*WITNESSETH that the Grantor, for and in consideration of the sum of \$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:*

**Lots 23, 25, 12, 13, and Lot 5, of Turkey Creek, Unit 1, a Planned Residential Development, per map or plat thereof, as recorded in Plat Book 9, Pages 141 through 147, of the Public Records of Columbia County, Florida.**

**Subject to Land Use Restrictions of Record, and Items shown on said Plat of Record.**

TOGETHER with all 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 the prior year.

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:

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

Kevin Gray, as Manager of  
386 Development LLC, a Florida  
Limited Liability Company

William Womble, as Manager of  
386 Development LLC, a Florida  
Limited Liability Company

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 of January 2020, by Kevin Gray and William Womble as Managers of 386 Development LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced 72 as identification.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

