


Prepared By & Return To:  
Attorneys Title & Trust Services, LLC  
P.O. Box 1265  
Old Town, FL 32680  
Tax ID #27-3S-16-02311-010  
File #20244904

Inst: 202512002157 Date: 02/04/2025 Time: 8:09AM  
Page 1 of 3 B: 1532 P: 1227, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy ClerkDoc Stamp-Deed: 266.00

## WARRANTY DEED

Made this 31st day of January, 2025 by James M. Lukocevich, a single man, whose mailing address is 2525 SW King Street, Lake City, Florida 32024, hereinafter called the grantors, to RJ Construction Maintenance, LLC, a Florida Limited Liability Company, whose mailing address is 210 NW Crews Glen, Lake City, Florida 32025, 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 corporation)

WITNESSETH: that the grantor, for and in consideration of the sum of Thirty-Eight Thousand Dollars and 00/100 (\$38,000.00) 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 in Columbia County Florida, viz:

See attached for legal

Subject property is vacant land and does not constitute the legal homestead of any Grantors herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same is 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 2024.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents  
the day and year first above written.

James M. Lukocevich  
Grantor: James M. Lukocevich

\_\_\_\_\_  
Grantor:

Signed, Sealed and Delivered in Our Presence:

Lisa L. Luckerman  
Witness #1 Signature

Lisa L. Luckerman - P.O. Box 1265, Old Town, FL 32680  
Witness #1 Printed Name & Mailing Address

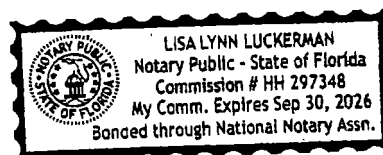
Kirsten Mettly  
Witness #2 Signature

Kirsten Mettly PO Box 1265, Old Town, FL 32680  
Witness #2 Printed Name & Mailing Address

State of Florida  
County of Dixie

The foregoing instrument was acknowledged before me by means of ☒ Physical  
Presence or ☐ Online notarization on this 31<sup>st</sup> day of January,  
2025 by James M. Lukocevich who are personally known to me or who has/have  
produced FL. Driver's License as identification.

Lisa Lynn Luckerman  
Notary Public



### Legal Description

Lot 10, Fairway View Subdivision Unit 1-A, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 89 and 89A, of the Public Records of Columbia County, Florida.