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This Instrument Prepared By:

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

ATTI# 4-9224.4

Inst: 202012000457 Date: 01/07/2020 Time: 4:11PM
Page 1 of 2 B: 1402 P: 2049, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 3808.00

Warranty Deed

THIS WARRANTY DEED made the 4 day of January, 2020 by Faisal Family Investments, L.L.C., a Florida Limited Liability Company as to an (32.4%) Interest, to Woodborough North, LLC, a Florida Limited Liability Company, whose post office address is 2806 West US Hwy 90, Suite 101, Lake City, Florida 32055 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)

Witneseth: 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 1 through 34 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, along with any and all items shown on Recorded Plat, such as Easements, Setback, Right of Ways.

SUBJECT TO:

- 1) Restrictions and easements of record and as contained in the above-referenced PRD document and enacting ordinances, including any amendments thereto; and
- 2) Restrictions, easements, covenants and related matters contained in the instruments creating the homeowner's association as recorded in O.R. Book 1402 Page 2015 et.seq.

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:

Lisa Hicks
Witness:

Lisa Hicks
Printed Name:

Leslie Tetton
Witness:

Leslie Tetton
Printed Name:

Faisal Family Investments, L.L.C., a
Florida Limited Liability Company

Mohammad A. Faisal

Mohammad A. Faisal, as MGRM of the M.A. Faisal, M.D., L.L.C., A Florida Limited Liability Company, as MGR of Faisal Family Investments, LLC, a Florida Limited Liability Company, formally known as Faisal Family Limited Partnership.

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of January, 2020 by Mohammad A. Faisal, as MGRM of the M.A. Faisal, M.D., L.L.C., A Florida Limited Liability Company, as MGR of Faisal Family Investments, LLC, a Florida Limited Liability Company, formally known as Faisal Family Limited Partnership, personally known to me or, if not personally known to me, who produced _____ as identification.

Vera Lisa Hicks
Notary Public

(Notary Seal)

