

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2025-8616CC

Parcel Identification No 15-4S-16-03001-107

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14 day of March, 2025 between **Forest Land Development, LLC, a Florida Limited Liability Company**, whose post office address is **426 SW Commerce Drive Ste 145, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Maronda Homes, LLC of Florida LLC, a Florida Limited Liability Company**, whose post office address is **5220 Shad Road #202, Jacksonville, FL 32257**, of the County of Duval, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 7, Forest Cove, a subdivision according to the map or plat thereof, as recorded in Plat Book 10, Pages 10 and 11, of the Public Records of Columbia County, Florida.

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

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**To have** and to hold the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

*Savannah H. Raulerson*

Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

Lake City, FL 32025

*Carlene C. Crosier*

Witness

Print Witness Name and Address:

Carlene C. Crosier

426 SW Commerce Dr.#145

Lake City, FL 32025

Forest Land Development, LLC, a Florida Limited  
Liability Company

By: *Robert S. Stewart*  
Robert S. Stewart, Manager

By: *Bennett G. Martin*  
Bennett G. Martin, Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization this 14 day of March, 2025 by Robert S. Stewart and Bennett G. Martin, Managers of Forest Land Development, LLC, a FL Limited Liability Company, on behalf of the company, who are (X) personally known to me or who ( ) have produced \_\_\_\_\_ as identification.

*Savannah H. Raulerson*

Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

