

PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN, LLC.

Address: 930 NE JOE CONEY TERRACE, LAKE CITY, FL
32055

Parcel ID No.: 33-3s-16-02438-106

Inst: 202312008288 Date: 05/10/2023 Time: 4:45PM
Page 1 of 1 B: 1490 P: 346, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM *AS*
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 9th day of May, 2023, by **WARREN DEVELOPEMENT GROUP INC., a Florida corporation**, hereinafter called the Grantor, to **TWENTYEIGHT FOURTEEN, LLC., A Florida Limited Liability Company**, having its principal place of business at 930 NE JOE CONEY TERRACE, LAKE CITY, FL 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in Columbia County, State of Florida, viz:

LOT 6 OF EMERALD COVE, PHASE 1, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 35 AND 36, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LEGAL PROVIDED BY GRANTOR.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTS AGAINST THE SAME.

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

WARREN DEVELOPEMENT GROUP INC.

By: *[Signature]* L.S.
Name: SYLVESTER WARREN III
Title: PRESIDENT

Address (Principal Place of Business):
123 NE BRADLEY TERRACE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

Ith The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of May, 2023, by SYLVESTER WARREN III (name), PRESIDENT (title) of WARREN DEVELOPEMENT GROUP INC., a Florida corporation, on behalf of the corporation. He (she) is personally known to me or has produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26