

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2019-3215VB

Parcel Identification No 23-2S-15-00076-000

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WARRANTY DEED

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

This indenture made the 1st day of November, 2019 between Live Oak Ag Inc., a Florida Corporation, whose post office address is 6121 Bass Hwy, St. Cloud, FL 34771, of the County of Osceola, State of Florida, Grantor, to Michael Boyko and Jodi Boyko, Husband and Wife, whose post office address is 111 Northeast Royce Avenue, Port St. Lucie, FL 34983, of the County of St. Lucie, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Parcel 1:

4.75 acres off the North side of the Northeast 1/4 of the Southeast 1/4, Section 23, Township 2 South, Range 15 East, Columbia County, Florida being more particularly described as follows: Begin at the NE corner of the SE 1/4 of Section 23, Township 2 South, Range 15 East, Columbia County, Florida and run S. 00 degrees 35 minutes 55 seconds E., along the East line thereof, 155.73 feet; thence S. 88 degrees 26 minutes 20 seconds W., 1327.51 feet to the West line of the NE 1/4 of said SE 1/4; thence N. 00 degrees 40 minutes 24 seconds W., along said West line, 155.92 feet to the NW corner of the NE 1/4 of the SE 1/4; thence N. 88 degrees 26 minutes 50 seconds E., along the North line of said NE 1/4 of SE 1/4, 1327.71 feet to the Point of Beginning. Subject to existing maintained road right-of-ways.

Parcel 2:

Commence at the Northeast corner of the NW 1/4 of the SE 1/4, Section 23, Township 2 South, Range 15 East, Columbia County, Florida, said corner being the Point of Beginning, run South 00°37'19" East along the East line of said NW 1/4 a distance of 1564.46 feet to the Northeasterly right of way line of State Road No. 93 (I-75); thence North 47°22'09" West along said right of way line a distance of 395.43 feet; thence North 00°37'19" West a distance of 1289.07 feet to the North line of said NW 1/4; thence N 88°29'48" East along said line a distance of 288.07 feet to the Point of Beginning.

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


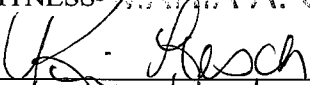
Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

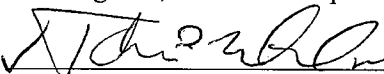
And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims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

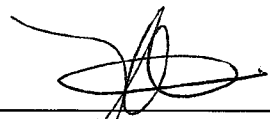

WITNESS MARIA A. CONNELL

WITNESS Kim Lesch

Live Oak Ag Inc., a Florida Corporation

By: 
John P. Wetzel, Jr, President

STATE OF FLORIDA
COUNTY OF ~~COLUMBIA~~ Osceola

The foregoing instrument was acknowledged before me this 6th day of November, 2019, Live Oak Ag Inc., who is/are personally known to me or has/have produced _____ as identification.



Signature of Notary Public
Maria A. Connell

