

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 2023-7282MS

Parcel Identification No 22-5S-17-09340-075

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WARRANTY DEED

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

This indenture made the 13th day of October, 2023 between **PFS Solutions, Inc., a Florida Corporation**, 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 **Tammy K. Bugna, a Single Woman, and Talen A. Bugna, a Single Man**, whose post office address is **1112 NW 104th Terrace, Gainesville, FL 32606**, of the County of Alachua, 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:

The West 1/2 of the South 1/2 of Block 48, Mason City, according to the plat thereof as recorded in plat Book 1, Page 31 of the public records of Columbia County, Florida less and except the East 15 ft of the South 1/2 of the West 1/2 of the South 1/2 of Block 48, Mason City. Columbia County, Florida.

It is to be noted that the name of the Grantee shown in that certain Warranty Deed dated March 9, 2023 and recorded in Official Records Book 1490, Page 323, Columbia County, Florida Records was inadvertently shown as PFS Solutions, Inc., a Florida Limited Liability Company. The correct Grantee is PFS Solutions, Inc., a Florida Corporation.

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

Subject to taxes for 2023 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:

Melissa Stokes
WITNESS
PRINT NAME: Melissa Stokes
Christ J. Whalen
WITNESS
PRINT NAME: Christ J. Whalen

PFS Solutions, Inc, a Florida Corporation

By: [Signature]
Robert Stewart, President

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 13 day of October, 2023 by Robert Stewart, President of PFS Solutions, Inc, a Florida Corporation, on behalf of the Corporation.

Melissa Stokes
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: OL

