

**Prepared By and Return To:**

Jonathan Rocco  
Landmark Title  
4540 Southside Boulevard, Suite 202  
Jacksonville, Florida 32216

**General Warranty Deed**

Made effective the 23rd day of November, 2021, by Gateway Development LLC, a Florida Limited Liability Company, hereinafter called the Grantor, whose address is PO Box 1330, Lake City, FL 32056 to Gary E. Pitzer and Cindy Pitzer, Trustees of Gary E. and Cindy S. Pitzer Living Trust dated April 22, 2020, whose post office address is: 420 SW Prism Loop, Lake City, FL 32024, hereinafter called the Grantee:

(Whenever used herein the term "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 corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, 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, more particularly described as follows:

Lot 15, SOUTHWOOD ACRES "UNIT 3", according to the map or plat thereof, as recorded in Plat Book 3, Page 91, of the current public records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: R03373-015

**Subject to** taxes accruing subsequent to December 31, 2020.

**Subject to** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

**Together** with all the 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.

IN WITNESS WHEREOF, Grantor has signed and sealed these present the date set forth above.

Jon Rocco  
Witness 1 signature

Jon Rocco  
Witness 1 print name

Gateway Development LLC, a Florida Limited Liability Company

By: Gabriel M. Curry  
Gabriel M. Curry, Managing Member

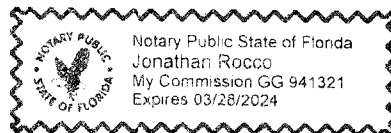
James Curry  
Witness 2 signature

James Curry  
Witness 2 print name

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 19 day of Nov, 2021 by Gabriel M. Curry as Managing Member of Gateway Development LLC, a FL Limited Liability Company.

Jon Rocco  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: \_\_\_\_\_  
OR Produced Identification: 6

Type of Identification Produced: DL