

Prepared by and return to:

Macy McRae
Atlantic Title Firm of North Florida
182 South Marion Avenue
Lake City, FL 32025

File No 2025-143

Parcel Identification No 28-2S-16-01771-127

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

This indenture made the 29th day of August, 2025 between **Higher Ground Ventures, LLC, a Texas Limited Liability Company**, whose post office address is 5900 Balcones Drive, Suite 100, Laredo, TX 78046, of the County of Webb, Texas, Grantor, to **Austin Bunton, a single man**, whose post office address is 438 Southeast Chasteen Lane, Lake City, FL 32025, of the County of Columbia, 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, Florida, to-wit:

Lot 27, Block A, COUNTRY LANE ESTATES, according to plat thereof as recorded in Plat Book 5, Page 77, 77A and 77B, 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:

Higher Ground Ventures, LLC, a Texas Limited Liability
Company

Joshua J Pierce, Member

By, Signed with **Stavvy**

Joshua J. Pierce

9097 Brushy Creek Trail Ft. Worth Texas 76118

TreDarius Williams

Signed with **Stavvy**

WITNESS TreDarius Williams
PRINT NAME:

Monique Williams

Signed with **Stavvy**

WITNESS Monique Williams
PRINT NAME:

WITNESS 1 ADDRESS

507 Brownstone St Euless, Tx 76039

WITNESS 2 ADDRESS

----- Texas
STATE OF FLORIDA Tarrant
COUNTY OF COLUMBIA

MW

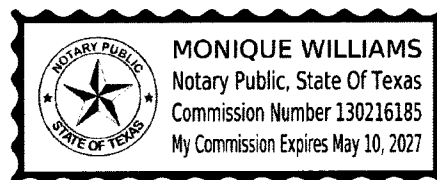
MW The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 29th 28th day of August, 2025, by Joshua J. Pierce of Higher Ground Ventures, LLC, a Texas Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced Texas DL as identification.

Monique Williams

Signed with **Stavvy**
Signature of Notary Public

Monique Williams

Print, Type/Stamp Name of Notary



Notarized remotely via audio/video communication using Stavvy

This notarial act was performed using a remote electronic notarization platform.