

Prepared by and return to:

The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2022-3

Inst: 202212003464 Date: 02/21/2022 Time: 1:55PM
Page 1 of 2 B: 1460 P: 82, James M Swisher Jr, Clerk of Court
Columbia, County, By: SM
Deputy ClerkDoc Stamp-Deed: 455.00

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Warranty Deed

This Warranty Deed made this 14th day of February 2022 between Cowboy Land Holdings, LLC, a Florida Limited Liability Company whose post office address is 301 NW Cole Terrace, Lake City, FL 32025, grantor, and James M. Thomas, Jr. and Bridget A. Thomas, husband and wife whose post office address is 186 SW Bullard Ct, Lake City, FL 32025, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) 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 County, Florida** to-wit:

Lot 6, Hawk's Landing, a Subdivision as per plat of record in Plat Book 9, pages 165-167, public records of Columbia County, Florida.

Parcel Identification Number: 31-4S-17-08915-106

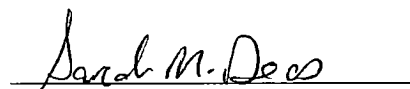
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, except taxes accruing subsequent to .

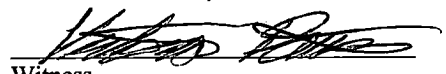
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Printed Name: Sarah M. Deas



Witness

Printed Name: Victoria Davis

Cowboy Land Holdings, LLC, a Florida Limited Liability Company

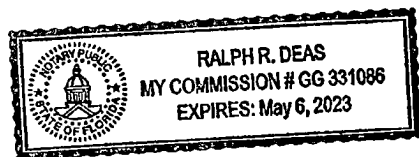
By:


Kevin Gray, Manager

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of February, 2022 by Kevin Gray, Manager of Cowboy Land Holdings, LLC, a Florida Limited Liability Company who ☒ is personally known or ☐ has produced a driver's license as identification

[Seal]



Ralph R. Deas
Notary Public
Print Name: Ralph R. Deas
My Commission Expires: _____