

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20753 MD

Inst: 202512022406 Date: 09/30/2025 Time: 3:59PM  
Page 1 of 2 B: 1550 P: 1692, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MS*  
Deputy Clerk Doc Stamp-Deed: 70.00

## Warranty Deed

**This Warranty Deed** is executed this 21 day of September, 2025 by K & M Development of North Florida LLC, a Dissolved Florida Limited Liability Company, whose address is 472 Southwest Stewart Loop, Lake City, FL 32024, hereinafter called the grantor, to Joseph Mistretta, whose address is 203 Southwest Challenger Lane, Lake City, FL 32025, hereinafter called the grantee:

(Wherever 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 corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 5, Country Landings, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 90, of the Public Records of Columbia County, Florida.

The purpose of this deed is to wind up and/or complete the end of the business affairs of said Limited Liability Company

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

**To Have and To Hold**, the same in fee simple forever.

**And** 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.

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:

Gregoria Leech  
Witness

Gregoria Leech  
Printed Name

560 J Ave, Coronado  
Witness Postal Address

Carrie Brown  
Witness

Carl Adams  
Printed Name

5539 Gorge + San Diego St  
Witness Postal Address

K & M Development of North Florida  
LLC, a Dissolved Florida Limited  
Liability Company

His  
by: Gerald ( ✓ ) Moser  
Mark  
Gerald Moser, Member

STATE OF California

COUNTY OF San Diego

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this 17 day of September, 2025, by Gerald Moser, Member of K & M Development of North Florida, LLC a Dissolved Florida Limited Liability Company, by making his mark, on behalf of the company, (  ) who is/are personally known to me or (  ) who has/have produced Divers Lic as identification.

C.R. Adams  
Signature of Notary Public

C R Adams  
Print, Type/Stamp Name of Notary

