

Sale Price \$78,000.00
Doc Stamp \$ 546.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 23-07034TL

Parcel No.: R09617-215

Inst: 202312014549 Date: 08/02/2023 Time: 3:32PM
Page 1 of 1 B: 1496 P: 443, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC (P)
Deputy Clerk Doc Stamp-Deed: 546.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28 day of July, 2023, by **BUFF BAY MEADOWS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, to **WILLIAM E. DORR, JR. and CHERYL C. DORR, HUSBAND AND WIFE**, whose post office address is **5753 HWY 85 N, PMB 5627, CRESTVIEW, FL 32536**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lot 15, MEADOWLANDS PHASE 2, a subdivision as recorded in Plat Book 7, Pages 141-142, Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Wendy Coody
Witness Signature
Printed Name: Wendy Coody

Brandon U.
Witness Signature
Printed Name: Brandon U.

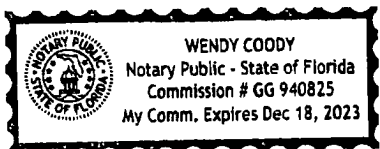
BUFF BAY MEADOWS, LLC

By: [Signature] L.S.
Name: H. DAVID BRYAN
Title: MANAGER

Address (Principal Place of Business):
P.O. BOX 256, HIGH SPRINGS, FL 32655

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of July, 2023, by **H. DAVID BRYAN, MANAGER of BUFF BAY MEADOWS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the corporation. He is personally known to me or has produced FL DL as identification.



Wendy Coody
Signature of Notary
Printed Name: Wendy Coody
My commission expires: Dec 18, 23