

BSG:lss
8678.01-24-158
12/30/2024

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

This document was prepared with a property description furnished to the preparer without the benefit of a survey. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

REC. \$ 27.00
DOC. \$ 280.00
INT. 0
INDEX 9
CONSIDERATION \$ 40,000.00

Inst: 202512000390 Date: 01/07/2025 Time: 3:45PM
Page 1 of 3 B: 1530 P: 2585, James M Swisher Jr, Clerk of Court:
Columbia, County, By: VC *VC*
Deputy ClerkDoc Stamp-Deed: 280.00

WARRANTY DEED

THIS WARRANTY DEED made and executed the 6 day of January, 2025, by DELTA OMEGA PROPERTIES, INC., a Florida corporation existing under the laws of Florida, and having its principal place of business at 3454 SW County Road 242, Lake City, Florida 32024, hereinafter called the Grantor, to T. S. FIELDS PROPERTIES, LLC, a Florida limited liability company, whose mailing address is 326 SW Chesterfield Circle, Lake City, Florida 32024, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 19, of CROSSWINDS, PHASE ONE, a subdivision, according to the Plat thereof as recorded in Plat Book 8, page 79, public records of Columbia County, Florida.

Tax Parcel No. 24-4S-16-03117-119

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the 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 it has good right and lawful authority to sell and convey said land; that it 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, the 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:

DELTA OMEGA PROPERTIES, INC.

Bonnie S. Green

BY:

James R. Smithy

Witness

BONNIE S. GREEN

1241 South Marion Avenue

JAMES R. SMITHEY
President

(print/type name) Lake City, FL 32025

Loretta S. Steinmann

ATTEST:

Bryan B. Smithy

Witness

Loretta S. Steinmann

1241 South Marion Avenue

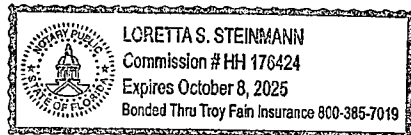
BRYAN B. SMITHEY
Secretary

(print/type name) Lake City, FL 32025

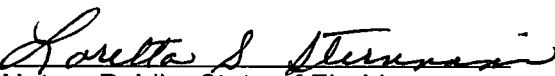
STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of January, 2025, by JAMES R. SMITHEY and BRYAN B. SMITHEY, as President and Secretary respectively of DELTA OMEGA PROPERTIES, INC., a Florida corporation, for and on behalf of said corporation, who are personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)


Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: