

This Instrument Prepared By:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202012000467 Date: 01/07/2020 Time: 4:38PM
Page 1 of 2 B: 1402 P: 2072, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 700.00

ATT# 4-9433

Warranty Deed

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 6 day of January, 2020, By Woodborough North, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to John and Kyoungja Homes LLC , a Florida Limited Liability Company whose post office address is: 1211 Lost Creek Court, Osprey, FL 34229 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 the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in COLUMBIA County, :

Lots 2, 3, 17, 18, and 19 of Turkey Creek, Unit1, a Planned Residential Development, per map or plat thereof, as recorded in Plat Book 9, Pages 141 through 147, of the Public Records of Columbia County, Florida.

Subject to Land Use Restrictions of Record.

TOGETHER with all 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 the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica M. Thomas

WITNESS

Jessica M. Thomas

PRINTED NAME

WITNESS

Michael H. Harrell

PRINTED NAME

Thomas H. Eagle

Thomas H. Eagle, as Manager of
Woodborough North, LLC

Daniel Crapps

Daniel Crapps, as Manager of
Woodborough North, LLC

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, 2020 by Daniel Crapps, as Manager, and Thomas H. Eagle, as Manager of Woodborough North, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced DL as identification.

(SEAL)

Michael H. Harrell
NOTARY PUBLIC

My Commission Expires:

