

Prepared by and return to:

**The Law Office of Ralph R. Deas, P.A.**  
227 SE Hernando Avenue  
Lake City, FL 32025  
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File Number: 2021-20

Inst: 202112004127 Date: 03/05/2021 Time: 1:51PM  
Page 1 of 2 B: 1431 P: 2445, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 174.30

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# Warranty Deed

**This Warranty Deed** made this 26th day of February, 2021 between 386 Development LLC, a Florida Limited Liability Company whose post office address is 301 NW Cole Terrace, Lake City, FL 32055, grantor, and Woodborough North LLC, a Limited Liability Company whose post office address is 184 SW Dominos Way Suite 104, Lake City, Florida 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 TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot 20 of Turkey Creek, Unit 1, a Planned Residential Development, per map or plat thereof, as recorded in Plat Book 9, Pages 141 through 147, of Public Records of Columbia County, Florida.

Subject to Land Use Restrictions, along with any and all items shown on Recorded Plat, such as Easements, Setback, Right of Ways.

Parcel Identification Number: 23-3S-16-02279-124

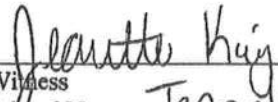
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

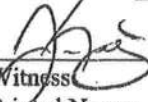
**To Have and to Hold**, the same in fee simple forever.

**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 12/31/2020.

**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: Jeanette Kirby

  
Witness  
Printed Name: Josh Kirby

386 Development LLC, a Florida Limited Liability Company

By:   
Brad Womble, Authorized Signer

Jeanette Kirby  
Witness  
Printed Name: Jeanette Kirby

Josh Kirby  
Witness  
Printed Name: Josh Kirby

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of February, 2021 by Brad Womble, Authorized Signer and Kevin Gray, Authorized Signer of 386 Development LLC, a Florida Limited Liability Company who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Jeanette Kirby  
Notary Public  
State of Florida  
Comm# HH070503  
Expires 12/9/2024

386 Development LLC, a Florida Limited Liability Company

By: Kevin Gray  
Kevin Gray, Authorized Signer

Jeanette Kirby  
Notary Public  
Print Name: Jeanette Kirby  
My Commission Expires: 12/9/2024