

Prepared by and Return to:  
All Florida Title Services, Inc.  
Laura Riebsame  
4417 Beach Boulevard, Suite 105  
Jacksonville, Florida 32207  
Our File Number: 36985  
Contract Sales Price: \$75,500.00

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Columbia ) **SPECIAL WARRANTY DEED**  
)

THIS INDENTURE, made this May 13, 2021, between Land Buy USA LLC, a Florida limited liability company, a Florida corporation, whose mailing address is: 330 3rd St South #1208, Saint Petersburg, Florida 33701, party of the first part, and Michael Turner and Carrie Turner, whose mailing address is: 100 Harris Ave, Tavares, Florida 32778, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Commence at the Southwest corner of the Northeast 1/4 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida and run N 01 deg 18'41" West along the West line of said Northeast 1/4 a distance of 37.92 feet to the Point of Beginning; thence continue N 01 deg 18'41" West still along said West line 483.35 feet; thence N 87 deg 37' 11" East, 965.35 feet to a point on the Westerly line of a private road; thence South 13 deg 09'18" West along said Westerly line 501.59 feet; thence South 87 deg 37' 11" West, 840.02 feet to the Point of Beginning.

Subject to an easement for utilities across the East 15.00 feet thereof.

**TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:**

Begin at the Southeast corner of Section 3, Township 6 South, Range 16 East, Columbia County, Florida and run South 87 deg 37'11" West along the South line of said Section 3 a distance of 1738.09 feet to the POINT OF BEGINNING; thence continue South 87'deg 37'11" West still along said South line 60.01 feet; thence North 01 deg 18'41" West 1538.67 feet; thence North 16 deg 59'28" West 584.29 feet; thence North 13 deg 09'18" East 550.69 feet to a point on the South line of the Northeast 1/4 of said Section 3; thence continue North 13 deg 09'18" East 876.90 feet; thence North 20 deg 17'38" East 723.23 feet; thence North 77 deg 08'31" West 847.33 feet; thence North 12 deg 51'29" East 60.00 feet; thence South 77 deg 08'31" East 855.16 feet: thence North 20 deg 17'38" East 403.70 feet; thence North 01 deg 18'53" West 233.58 feet; thence North 88 deg 41'07" East 60.00 feet; thence South 01 deg 18'53" East 245.03 feet; thence South 20 deg 17'38" West 1195.15 feet; thence South 13 deg 09'18" West 101.23 feet; thence South 78 deg 07'14" East 1153.18 feet; thence South 65 deg 42'05" East 67.64 feet; thence South 24 deg 17'55" West 60.00 feet; thence North 65 deg 42'05" West 61.11 feet; thence North 78 deg 07'14" West 1147.98 feet; thence South 13 deg 09'18" West 695.30 feet to a point on

the North line of the Southeast 1/4 of said Section 3, thence continue South 13 deg 09'18"  
West 551.14 feet; thence South 16 deg 59'28" East 556.03 feet; thence North 87 deg  
37'11" East 1223.08 feet; thence South 02 deg 22' 49" East 60.00; thence South 87 deg  
37'11" West 1218.70 feet; thence South 01 deg 18'41" East 1505.52 feet to the POINT  
OF BEGINNING.

Parcel ID: 03-6S-16-03766-106

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all  
applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

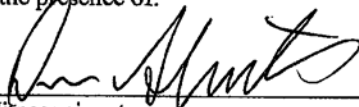
TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it 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 claiming by, through  
or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 10,  
2021.

Signed, sealed and delivered  
in the presence of:


Land Buy USA LLC, a Florida limited liability  
company

  
\_\_\_\_\_  
Witness signature

Don Shoats  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

Joseph Pugliano  
\_\_\_\_\_  
Print witness name

By:   
\_\_\_\_\_  
Print Name: Peter Toth  
Title: managing member

State of Florida

County of Pineellas

THE FOREGOING INSTRUMENT was acknowledged before me, by means of ☒ physical presence or \_\_\_\_\_  
online notarization, this 10 day of May, 2021 by Peter Toth, managing member on behalf of Land Buy USA  
LLC, a Florida limited liability company who is personally known to me or who has produced  
NIDL as identification.

  
\_\_\_\_\_  
Notary Public

Megan Gray  
\_\_\_\_\_  
Print Notary Name

My Commission Expires: 09/08/24

Notary Seal

DEED - Special Warranty Deed - Corporate

