

Prepared by and return to:
Panhandle Land Title, LLC.
124 East Virginia Avenue
Bonifay, FL 32425
(850) 547-2025
File No 24-180

Parcel Identification No Property 1
27-4S-17-08789-000

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of March, 2024 between Middleton Properties LLC, an Arizona Limited Liability Company, whose post office address is 10632 North Scottsdale Road, Scottsdale, AZ 85254, Grantor, to Amber Willis, whose post office address is 1776 County Road 245A, Lake City, FL 32025, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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:

Property 1:

A parcel of land 420 feet East and West by 520 feet North and South in the Northeast 1/4 corner of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 4 South, Range 17 East, Columbia County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

[Signature]
WITNESS

Dawn Lifgren
1st Witness Printed Name

10619 N Hayden Rd #A108 Scottsdale AZ 85260
1st Witness Address

[Signature]
WITNESS

Jenna M Luby-Loyden
2nd Witness Printed Name

10619 N Hayden Rd suite A-108 Scottsdale AZ 85260
2nd Witness Address

Middleton Properties LLC, an Arizona Limited Liability Company

By: [Signature]
Daniel Benjamin, Managing Member

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 26th day of March, 2024 by Daniel Benjamin, Managing Member of Middleton Properties LLC, a AZ Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Arizona Drivers License