

Prepared by and Return to:  
Heritage Title Services of North Florida, Inc.  
201 Parshley Street S.W.  
Live Oak, Florida 32064  
Our File Number: 19-0380

Inst: 201912027135 Date: 11/21/2019 Time: 2:51PM  
Page 1 of 2 B: 1399 P: 1133, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 175.00

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

STATE OF Florida )  
COUNTY OF Columbia )  
)

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this November 19, 2019, between Ironwood Homes of Lake City, LLC, a Florida Limited Liability Company, whose mailing address is: 4109 US Highway 90 West, Lake City, Florida 32055, party of the first part, and Adam Q. Chapital, an unmarried person, whose mailing address is: 343 N.W. Patriot Court, Lake City, Florida 32055 and Shawn A. Thomas, an unmarried person, whose mailing address is: 1647 Camellia Lane, Lake City, Florida 32025, as Joint Tenants with Rights of Survivorship, 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, to wit:

Lot 60, Deer Creek Phase 3, a subdivision according to the Plat thereof, recorded in Plat Book 7, Pages 186 and 187, of the Public Records of Columbia County, Florida.

Parcel Number: 03-4S-16-02732-560

**Subject** to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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 November 19, 2019.

Signed, sealed and delivered  
in the presence of:

Ironwood Homes of Lake City, LLC, a Florida Limited Liability  
Company

Cheryl E. Beatty  
Witness signature  
Cheryl E. Beatty  
Print witness name  
Lisa L. Paul  
Witness signature  
Lisa L. Paul  
Print witness name

By: [Signature]  
Print Name: Larry Martin  
Title: Managing Member

(Corporate Seal)

State of Florida  
County of Columbia

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of November, 2019 by Larry Martin, Managing Member of Ironwood Homes of Lake City, LLC, a Florida Limited Liability Company who is personally known to me or who has produced \_\_\_\_\_ as identification.

Cheryl E. Beatty  
Notary Public  
Cheryl E. Beatty  
Print Notary Name

My Commission Expires: 7-31-2020

