

Prepared By:
Maria De Fatima De Assuncao
Omega National Title Agency, LLC
6965 Piazza Grande Avenue,
Suite 409,
Orlando, Florida 32835
incidental to the issuance of a title insurance policy.
File Number: 23-0045MF
Parcel ID #: 19-3S-17-05113-000 (25066)

QUIT CLAIM DEED

This WARRANTY DEED, dated March 28, 2023 by

Rural Housing Service, U.S. Department of Agriculture

whose post office address is: 4300 Goodfellow Blvd., Bldg. 105 Fl. 215, St. Louis, MO 63120

hereinafter called the GRANTOR, to

Jr & Jr Investments LLC, a Florida Limited Liability Company

whose post office address is: 12221 Augusta Woods Cir, Orlando, FL 32824

hereinafter called the GRANTEE;

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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, Florida, viz:

S1/2 of Lot 6 and S1/2 of N 1/2 of Lot 6, VALLEY PARK, according to the plat thereof recorded in Plat Book 3, Page(s) 24, of the Public Records of Columbia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; 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 GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

WARRANTY DEED, PAGE TWO:

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING TWO WITNESSES:

Witness #1:

Signature:

Print Name:

Witness #2:

Signature:

Print Name:

United States of America Acting Through the
Rural Housing Service or Successor Agency,
United States Department of Agriculture

Name and Title: Nick Ramirez, Asst Sec.
By: Dawson's Realty and Mortgages, Inc., a
Georgia corporation, dba Dawson's Management,
USDA's duly authorized property management
contrator pursuantto a delegation of authority
found within Rural Development regulations 41
CFR 102-75.1090

State of Texas

County of Harris

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online
notarization, on March 28, 2023, by: Nick Ramirez as AsSec of
Rural Housing Service, U.S. Department of Agriculture, who is personally known to me or who has produced
TXDL as identification.

Notary Seal/Stamp

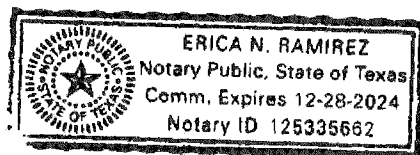
Signature:

Notary Public

Print name:

I am a Notary of the State of

My Commuission Expires on



TEXAS

12-28-2024