

BSG:lss  
8678.01-25-028  
3/21/2025

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

The preparer of this instrument has not been  
provided with a survey to show the  
quantity of lands included, or the location of  
the boundaries and has prepared this  
document without the benefit of a survey.

REC. \$ 27.00  
DOC. 210.00  
INT. 4  
INDEX 4  
CONSIDERATION \$ 30,000.00

Inst: 202512006590 Date: 03/27/2025 Time: 3:47PM  
Page 1 of 3 B: 1536 P: 1435, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VCW  
Deputy Clerk Doc Stamp-Deed: 210.00

### WARRANTY DEED

THIS WARRANTY DEED made and executed the 25<sup>TH</sup> day of  
MARCH, 2025, by DELTA OMEGA PROPERTIES, INC., a Florida  
corporation existing under the laws of Florida, and having its principal place of business  
at 3454 SW County Road 242, Lake City, Florida 32024, hereinafter called the Grantor,  
to TRENT GIEBEIG CONSTRUCTION, INC., a Florida corporation, whose mailing address  
is 697 SE Holly Terrace, Lake City, Florida 32025, hereinafter called the Grantee:

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)  
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by  
these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto  
the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 53 of CROSSWINDS, PHASE TWO, according to the Plat thereof as recorded  
in Plat Book 8, Page 83, of the public records of Columbia County, Florida.

Tax Parcel No. 24-4S-16-03117-153

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

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 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 whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

DELTA OMEGA PROPERTIES, INC.




Witness  
BONNIE S. GREEN

(print/type name)

Address: 1241 South Marion Avenue  
Lake City, Florida 32025

BY:



JAMES R. SMITHEY  
President



Witness  
Loretta S. Steinmann

(print/type name)

Address: 1241 South Marion Avenue  
Lake City, Florida 32025

ATTEST:

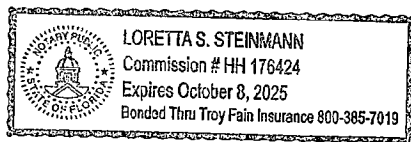


BRYAN B. SMITHEY  
Secretary

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of March, 2025, by JAMES R. SMITHEY and BRYAN B. SMITHEY, as President and Secretary respectively of DELTA OMEGA PROPERTIES, INC., a Florida corporation, for and on behalf of said corporation, who are personally known to me or produced \_\_\_\_\_ as identification.



(NOTARIAL  
SEAL)

Loretta S. Steinmann  
Notary Public, State of Florida  
Loretta S. Steinmann

My Commission Expires: