

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2025-8858AR

Parcel Identification No 31-2S-16-01793-099

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 8th day of July, 2025 between **FlyGuyDon, LLC, a Florida Limited Liability Company**, whose post office address is **121 SW Cessna Court, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Rachel Kennedy Spielman, a Married Woman**, whose post office address is **P.O. Box 180382, Tallahassee, FL 32318**, of the County of Leon, State of Florida, 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:

A parcel of land in Section 31, Township 2 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 2 South, Range 16 East, Columbia County, Florida and run North 00°46'57" East along the West line of said Northeast 1/4 of the Southeast 1/4 of Section 31 a distance of 110.34 feet to a point on a curve of a curve concave to the Northeast having a radius of 201.50 feet and a central angle of 45°21'58", said point also being the POINT OF BEGINNING; thence Northwesterly along the arc of said curve a distance of 159.55 feet; thence North 01°52'17" West a distance of 38.19 feet; thence North 77°18'41" East a distance of 70.70 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of Section 31; thence continue North 77°18'41" East a distance of 313.38 feet; thence South 54°37'50" East a distance of 167.96 feet; thence South 16°07'01" East a distance of 240.94 feet; thence due West a distance of 25.36 feet; thence North 88°16'53" West a distance of 356.28 feet to the point of curve of a curve concave to the Northeast having a radius of 201.50 feet and a central angle of 41°02'39"; thence Northwesterly along the arc of said curve a distance of 144.35 feet to the Point of Beginning.

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

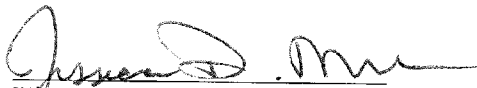
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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.

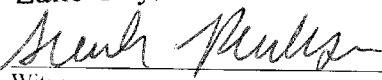
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


Witness

Print Witness Name and Address:

Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025


Witness

Print Witness Name and Address:

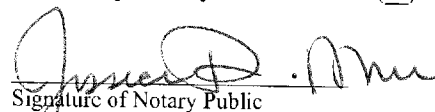
Savannah H. Raulerson
426 SW Commerce Dr.#145
Lake City, FL 32025

FlyGuyDon, LLC, a Florida Limited Liability Company

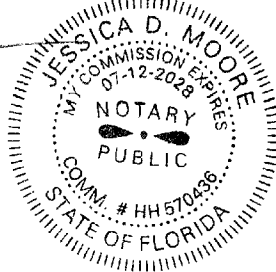
By 
Don Downs, Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8
day of July, 2025, by Don Downs, Member of FlyGuyDon, LLC, a FL Limited Liability Company, on behalf of the company, ☐
who is/are personally known to me or ☒ who has/have produced FLDL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



COMPANY RESOLUTION

**CERTIFICATE OF COMPANY RESOLUTION
AUTHORIZING PURCHASE AND MORTGAGE OF PROPERTY**

We, Don Downs and Marybeth Downs, Managers of **FLYGUYDON, LLC** organized and existing under the laws of the State of Florida and having its principal place of business at 121 SW Cessna Court, Lake City, Florida 32025, hereby certify that the following is a true copy of a resolution adopted by the Board of Directors of the Company at a meeting convened and held on July 7, 2025 at which a quorum was present and voting throughout and that such resolution is now in full force and effect and is in accordance with the provisions of the charter and by-laws of the Company.

RESOLVED: That the Company approves the sale of Columbia County Tax Parcel ID: 31-2S-16-01793-099 to Rachel Kennedy Spielman for the purchase price of \$33,000.00 and the terms of the contract and addenda; Property described as follows: A parcel of land in Section 31, Township 2 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 2 South, Range 16 East, Columbia County, Florida and run North 00°46'57" East along the West line of said Northeast 1/4 of the Southeast 1/4 of Section 31 a distance of 110.34 feet to a point on a curve of a curve concave to the Northeast having a radius of 201.50 feet and a central angle of 45°21'58", said point also being the POINT OF BEGINNING; thence Northwesterly along the arc of said curve a distance of 159.55 feet; thence North 01°52'17" West a distance of 38.19 feet; thence North 77°18'41" East a distance of 70.70 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of Section 31; thence continue North 77°18'41" East a distance of 313.38 feet; thence South 54°37'50" East a distance of 167.96 feet; thence South 16°07'01" East a distance of 240.94 feet; thence due West a distance of 25.36 feet; thence North 88°16'53" West a distance of 356.28 feet to the point of curve of a curve concave to the Northeast having a radius of 201.50 feet and a central angle of 41°02'39"; thence Northwesterly along the arc of said curve a distance of 144.35 feet to the Point of Beginning.

RESOLVED: That Don Downs, Manager of the Company, is hereby authorized to sign solely on behalf of the Company any contracts, Note, Mortgage or any other necessary forms for the heretofore mentioned transaction;

RESOLVED FURTHER: That Manager, Don Downs, is hereby authorized and directed to certify to any interested party that this resolution has been duly adopted, is in full force and effect, and is in accordance with the provisions of the charter and by-laws of the Company.

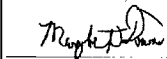
I further certify that this Company is duly organized and existing, and has the power to take the action called for by the foregoing resolution.



Don Downs, Manager

7-8-25


Date



Marybeth Downs, Manager

7-8-25

Date

Witness our hands and seals of this company on this  day of July 2025.