

Prepared by and return to:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064  
ATS 1-42211

Inst: 202312014947 Date: 08/08/2023 Time: 4:15PM  
Page 1 of 2 B: 1496 P: 1418, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy ClerkDoc Stamp-Deed: 315.00

## Warranty Deed

THIS WARRANTY DEED made the 2 day of August, 2023, by Lake City Gateway, LLC, a Florida Limited Liability Company, whose address is 1096 SW Main Blvd., Lake City, Florida 32025, hereinafter called the grantor, to Jeff Bokor and Craig Terry, as Joint Tenants with Rights of Survivorship, whose address is: PO Box 1929, High Springs, Florida 32655, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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:

Lot 12, Amelia Landing, Phase 1, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 38 and 39, of the Public Records of Columbia County, Florida

Grantor warrants that the property described herein is not now, nor has it ever been, nor contiguous to the homestead of Grantor(s).

TOGETHER with all 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lake City Gateway, LLC, a Florida Limited Liability Company

*Lisa Hicks*

Witness:

*[Signature]*

Thomas H. Eagle, Manager

*Lisa Hicks*

Printed Name:

*[Signature]*

Timothy L. Russell, Manager

*Kristi L. Ditter*

Witness:

*[Signature]*

Daniel Crapps, Manager

*Kristi L. Ditter*

Printed Name:

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical appearance or  online notarization, this 2 day of August, 2023 by Thomas H. Eagle, Timothy L. Russel and Daniel Crapps, as Manager(s) of Lake City Gateway, LLC, a Florida Limited Liability Company, on behalf of the Company,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

*Vera Lisa Hicks*

Notary Public

(Notary Seal)

