

**Prepared by:**

Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

Inst: 202112025923 Date: 12/22/2021 Time: 12:41PM  
Page 1 of 2 B: 1455 P: 1257, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BS  
Deputy ClerkDoc Stamp-Deed: 574.70

ATS 1-41473

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 3<sup>rd</sup> day of December, 2021, by Sullivan's Properties, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to M & J Sampson, LLC, a Florida Limited Liability Company, whose address is: 830 W DUVAL ST, LAKE CITY, FL 32055 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:

**The South 350 feet of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, Section 21, Township 3 South, Range 16 East, all as lies North of Seaboard Air Line Railroad, except an easement described as follows: the East 25 feet thereof to be used for ingress and egress.**

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:

Witness:

Michael H. Harrell

Printed Name:

Witness:

Jordan Hallack

Printed Name:

Sullivan's Properties, LLC, a Florida  
Limited Liability Company

Donna Anita Summers

Donna Anita Summers, as Manager

STATE OF Florida

COUNTY OF Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3<sup>rd</sup> day of December, 2021 by Donna Anita Summers, as Manager of Sullivan's Properties, LLC, a Florida Limited Liability Company who is personally known to me or who has produced DL as identification.

Notary Public

(Notary Seal)



**MICHAEL H. HARRELL**  
Notary Public  
State of Florida  
Comm# HH203548  
Expires 11/30/2025