

Prepared by and return to:
Lisa Luckerman of
Attorney's Title & Trust Services, LLC
P.O. Box 1265
Old Town, Fl. 32680
File #20233700

Inst: 202312012969 Date: 07/12/2023 Time: 3:42PM
Page 1 of 3 B: 1494 P: 1716, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH
Deputy ClerkDoc Stamp-Deed: 609.00

Property Appraiser's ID #:03-7S-17-09879-013

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed this 5th day of July, 2023, by **Solid Ground Sales, LLC, a Delaware Limited Liability Company, ("Grantor")** whose mailing address is **701 S. Howard Ave., Suite 106-328, Tampa, Florida 33606** to **Dana Thune and Terese Thune, husband and wife, ("Grantee")** whose mailing address is **17701 April Blvd. #20, Alachua, Florida 32615**

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of Ten Dollars \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property located in **Columbia County, Florida:**

See attached for legal.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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 Grantor hereby covenants to warrant and defend the title to the land hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no others, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

[signature page to follow]

Signed, sealed and delivered as to all Grantors
in the presence of:



Signature of Witness 1

Shannon J. Davis

Print Name of Witness 1



Signature of Witness 2

Lisa Orlando

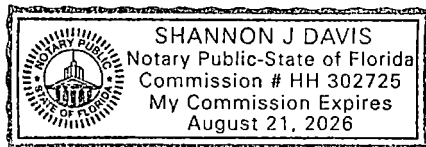
Print Name of Witness 2

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____
online notarization, this 30th day of June, 2023 by John M. Tiffin, Managing
Member who is personally known to me or who has produced
FL DL as identification.

(SEAL)



Grantor: ~~Solid~~ Ground Sales, LLC a Delaware
Limited Liability Company


By: John M. Tiffin, Managing Member


Notary Public

My Commission Expires: 8/21/2026

Legal Description

A tract of land situated in Section 3, Township 7 South, Range 17 East, Columbia County, Florida, said tract of land being more particularly described as follows:

Commence at a 100d nail at the SW corner of the aforementioned Section 3, Township 7 South, Range 17 East for the Point of Reference and run N. 88°20'08" E. along the South line of said Section 3, a distance of 100.00 feet to the East right-of-way line of U.S. Highway No. 441; thence run N. 01°53'11" W., along said right-of-way line a distance of 570.05 feet to a steel rod and cap; thence run N. 88°20'08" E., a distance of 631.97 feet to a steel cap rod and cap; thence run N. 89°30'00" E., a distance of 627.99 feet to a steel rod and cap and the True Point of Beginning; thence run N. 01°52'06" W., a distance of 701.41 feet to a steel rod and cap; thence run N. 88°27'11" E., a distance of 310.01 feet to a steel rod and cap; thence run S. 01°52'06" E., a distance of 707.08 feet to a steel rod and cap; thence run S. 89°30'00" W., a distance of 310.10 feet to the True Point of Beginning.

Subject to an easement for utilities over and across the East 10.00 feet thereof.

Together with an easement for ingress, egress and utilities over and across a 60.00 foot wide strip of land being more particularly described as follows:

Commence at a 100d nail at the SW corner of Section 3, Township 7 South, Range 17 East and run N. 88°20'08" E. along the South line of said Section 3, a distance of 100.00 feet to the East right-of-way line of U.S. Highway No. 441; thence run N. 01°53'11" W., along said East right-of-way line a distance of 510.05 feet to a steel rod and cap and the True Point of Beginning; thence continue N. 01°53'11" W., along said East line, a distance of 60.00 feet to a steel rod and cap; thence run N. 88°20'08" E., a distance of 631.97 feet to a steel rod and cap; thence run N. 89°30'00" E., a distance of 998.09 feet to a steel rod and cap; thence run S. 00°30'00" E., a distance of 60.00 feet to a steel rod and cap; thence run S. 89°0'00" W., a distance of 997.48 feet; thence run S. 88°20'08" W., a distance of 631.13 feet to the True Point of Beginning.

Subject to an easement for utilities over and across the East 10 feet of caption property.