

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6939MS

Parcel Identification No 00-00-00-01438-033

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WARRANTY DEED

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

This indenture made the 17 day of May, 2023 between **Cristiana Jones, a Married Woman**, whose post office address is **411 SW Kentucky Street, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantor, to **J & S Holdings & Investment Group, LLC, a Florida Limited Liability Company**, whose post office address is **5359 NE County Road 337, High Springs, FL 32643**, of the County of Alachua, 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, Florida, to-wit:

Lot 33, Block 4, Three Rivers Estates, Unit No. 23, a Subdivision, according to the plat thereof, as recorded in Plat Book 4, Pages 80 and 80A, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

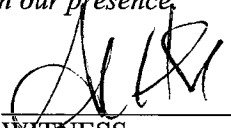
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

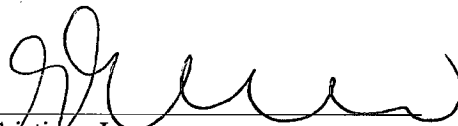
TO HAVE AND TO HOLD the same in fee simple forever.

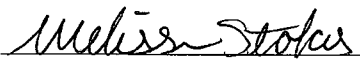
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered
in our presence:*

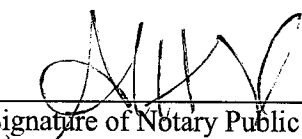

WITNESS
PRINT NAME: Amber H Suhl


Cristiana Jones


WITNESS
PRINT NAME: Melissa Stokes

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 17 day of May, 2023, Cristiana Jones, who is personally known to me or has produced _____ as identification.


Signature of Notary Public

