



Prepared by and Return to:  
Sarah Pickerill , an employee of  
First International Title  
789 SW Federal Highway

Suite 209  
Stuart, FL 34994

File No.: 234641-70

## **WARRANTY DEED**

This indenture made on **September 15, 2023** by **Green Capital Ventures LLC, a Florida limited liability company**, whose address is: 12944 SE Papaya Street, Hobe Sound, FL 33455 hereinafter called the "grantor", to **John Edward Morris, a single man and Bonnie C. Morris, a single woman**, whose address is: 270 North Sandpiper Rd., Perry, FL 32348, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

**Lot 12, SUN PARK ESTATES, a subdivision according to the Plat thereof recorded in Plat Book 6, Pages 59-59A, Public Records of Columbia County, Florida.**

**Together with a 1999 CELE double wide mobile home with Identification Numbers  
FLFLW70A26764CE21 and FLFLW70826764CE21  
Parcel Identification Number: 19-4S-16-03062-112**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

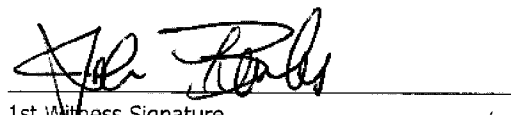
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022.

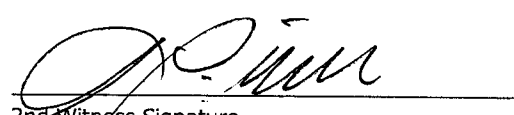
**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

**Green Capital Ventures LLC, a Florida limited liability company**

  
By **Oleg Sulyma, Manager**

**Signed, sealed and delivered in our presence:**

  
1st Witness Signature  
Print Name: **JOHN BRINKS**

  
2nd Witness Signature  
Print Name: **Sarah Pickerill**

Address: **789 SW Federal Highway 209**  
**Stuart, FL 34994**

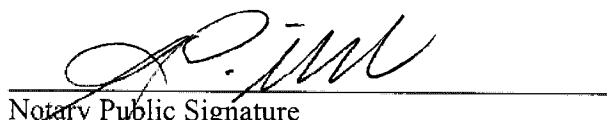
Address: **789 SW Federal Highway 209**  
**Stuart, FL 34994**

State of **Florida**

County of **Martin**

The Foregoing Instrument Was Acknowledged before me by means of ( ☒ ) physical presence or ( ) online  
notarization on **9/15/2023**, by **Oleg Sulyma, Manager of Green Capital Ventures**

**LLC, a Florida limited liability company**, who ( ) is/are personally known to me or who ( ☒ ) produced a valid  
**FLDL** as identification.

  
Notary Public Signature  
Printed Name:  
My Commission Expires:

