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09/22/2023

(3)

REC. 2700
DOC. 742.00
INT. _____
INDEX _____
CONSIDERATION 106.000

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

Inst: 202312018288 Date: 09/29/2023 Time: 10:03AM
Page 1 of 3 B: 1499 P: 2215, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 12
Deputy Clerk Doc Stamp-Deed: 742.00

WARRANTY DEED

THIS WARRANTY DEED made this 27 day of September, 2023, by SHABBAT SHALAWAM MINISTRIES LLC., a Florida limited liability company, whose mailing address is 19415 NW 42 Avenue, Miami Gardens, Florida 33055, hereinafter called the Grantor, to JACOB JAMES BURGESS and AMANDA ROSE BURGESS, husband and wife, whose mailing address is 4264 SW Carpenter Road, Lake City, Florida 32024, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, viz:

Begin at a concrete monument (P.L.S. 1443) marking the Northeast corner of NE 1/4 of Section 26, Township 5 South, Range 15 East, Columbia County, Florida, and run S 88°35'09" W, 885.81 feet to a concrete monument (P.L.S. 3628); thence S 00°57'05" E, 320.30 feet to a concrete monument (P.L.S. 1079); thence N 88°35'55" E, 559.72 feet to a concrete monument (P.L.S. 1079); thence S 00°56'09" E, 1016.27 feet; thence N 89°17'38" E, 317.92 feet to a concrete monument (P.L.S. 4303); thence N 00°35'28" W, 1340.71 feet to the Point of Beginning.

SUBJECT TO existing County maintained Road Right of Way.

Tax Parcel ID: 26-5S-15-00480-000

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

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 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 31, 2023.

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

Signed, sealed and delivered
in the presence of:

Ralph B. Hill Jr.
Witness
RAIPH B. HILL JR.
(Print/type name)

Alain Cuatrecasas
Witness
ALAIN CUATRECASAS
(Print/type name)

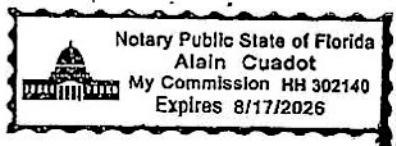
SHABBAT SHALAWAM MINISTRIES
LLC

By: Dwayne Z. Hill
DWAYNE HILL
Manager/Member

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of September, 2023, by DWAYNE HILL, as Manager of SHABBAT SHALAWAM MINISTRIES LLC., a Florida limited liability company, for and on behalf of said Company, who is personally known to me or produced FL Driver license as identification.



(NOTARIAL
SEAL)

A handwritten signature in black ink, appearing to be "Alain Cuadot", written over a horizontal line.

Notary Public, State of Florida

My Commission Expires: 08/17/2026