

This instrument prepared by
Robert F. Jordan
Jordan Law Firm, PLLC
934 N.E. Lake DeSoto Circle
Lake City, Florida 32055

Property Appraiser's Parcel Identification Number:

Warranty Deed

This Warranty Deed to be effective the 28th day of September, 2020, by **ROBERT F. JORDAN**, of 934 N.E. Lake DeSoto Circle, Lake City, Florida 32055, hereinafter called the Grantor, to **FALLING CREEK INVESTMENTS, LLC**, a Florida limited liability company, whose post office address is P.O. Box 327, Lake Butler, FL 32054, 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:

**LOTS 3 through 9, in 41 South Business Park,
A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 9, PAGE 154, PUBLIC RECORDS OF COLUMBIA
COUNTY, FLORIDA.**

SUBJECT TO:

- 1) **Restrictions and easements of record and as contained in the above-referenced plat and enacting ordinances, including any amendments thereto; and**
- 2) **Restrictions, easements, covenants and related matters of record and as contained in the instruments creating the property owner's association as recorded in O.R. Book 1094, Page 31 et seq.**
- 1) **Right to use and share in operating and maintenance costs of common Storm water and retention pond and sanitary sewer systems**

TOGETHER With all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

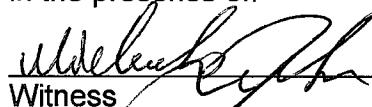
TO HAVE AND TO HOLD, the same in fee simple forever.

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 claiming by through or under Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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:


Witness

Michael Jordan
Print/Type Name of Witness


Witness

Robert Stewart
Print/Type Name of Witness

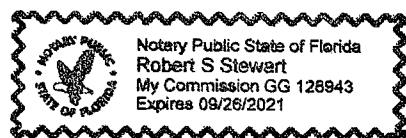
By:  (SEAL)
ROBERT F. JORDAN

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **ROBERT F. JORDAN**, well known to me, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

28 WITNESS my hand and official seal in the County and State last aforesaid this
day of September, 2020.

(NOTARIAL
(SEAL)




Notary Public, State of Florida

Robert Stewart
Print/Type Name of Notary