Inst. Number: 202412019426 Book: 1523 Page: 193 Page 1 of 3 Date: 9/9/2024 Time: 10:43 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 385.00

Prepared by and return to: Michael H. Harrell Abstract and Title Services, Inc. 283 Northwest Cole Terrace Suite B Lake City, FL 32055 7-20303

## Warranty Deed

This Warranty Deed is executed this Galaxy day of August, 2024 by Lake City Gateway, LLC, a Florida Limited Liability Company, whose address is 1096 Southwest Main Blvd., Lake City, FL 32025, hereinafter called the grantor, to Murvyn Graham, whose address is 6698 Southwest Tustenuggee Avenue, Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 17, Amelia Landing Phase 1, according to the Plat thereof, recorded in PRRD Plat Book 1, Page(s) 38 and 39, of the Public Records of Columbia County, Florida.

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

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

In Witness Whereof, above written.  Signed, sealed and del Witness			or's hand and s	seaf the day and yea	ır first
above written.  Signed, sealed and del			or's <u>b</u> and and :	seal the day and yea	u first
above written.  Signed, sealed and del			or's hand and a	seaf the day and yes	ır first
above written.  Signed, sealed and del			or's <u>b</u> and and :	seal the day and yea	ır first
above written.  Signed, sealed and del			or's <u>b</u> and and :	seat the day and yea	ir first
Gioa &	ivered in our pre	ssence:			
Witness L	Lecès.				
1 11					
Printed Name	cls		Lake City Gate Liability Comp	way, L.L.C. a Florida	ı Limited
1090 SW MAIN Witness Postal Address	blud lak			ops, Manager f	No.
Hunte L	ttee	_ •		Eagle, Manager	
Krish L. I	Ditder	9	Ву:		
Witness Postal Address	in blud ( Lit	Lake Y fl	Timathy L.	Russell, Manager	
		32025			
STATE OF FLOREDA COUNTY OF COLUME	BLA.				
online notarization this on this on this on the control of the con	O day of Augu agers of Lake City	ist, 2024 by Dani y Gateway, LLC	iel Crapps, Tho:	mas H. Eagle, and	
4) erac	Roce 1	Jecles		VERA USA HICKS	
Signature of Notary Pu Print, Type/Stamp Nan	blic ne of Notary				369 3
Personally Known: Type of Identification Produced:			ation:	_	
	Witness Postal Address  Witness Postal Address  Prin: name  OCIO SW YMA  Witness Postal Address  STATE OF FLORIDA  COUNTY OF COLUME  The feregoing instrumon online notarization this 2  Timothy L. Russelt, Man Company, on behalf of the Signature of Notary Pu Print, Type/Stamp Nan  Personally Known: Type of Identification	Witness Postal Address  Witness Postal Address  Witness Postal Address  Print name  OCIO SW Main blud  Witness Postal Address  STATE OF FLORIDA  COUNTY OF COLUMBIA  The foregoing instrument was acknowledge online notarization this Oday of Augustimothy E. Russelt, Managers of Lake Cit Company, on behalf of the Limited Liability  Signature of Notary Public  Print, Type/Stamp Name of Notary  Personally Known:  OR Pro	Witness Postal Address  Witness Postal Address  Witness Postal Address  Print name  1096 Sw main blud lake  Witness Postal Address  STATE OF FLORIDA  COUNTY OF COLUMBIA  The foregoing instrument was acknowledged before me by online notarization this oday of August, 2024 by Dan  Timothy E. Russelt, Managers of Lake City Gateway, LLO  Company, on behalf of the Limited Liability Company.  Signature of Notary Public  Print, Type/Stamp Name of Notary  Personally Known:  OR Produced Identification	Witness Postal Address  Witness Postal Address  Print name  OGIO SW Main blud Lake  Witness Postal Address  STATE OF FLORIDA COUNTY OF COLUMBIA  The foregoing instrument was acknowledged before me by means of Ophonline notarization this Oday of August, 2024 by Daniel Crapps, The Timothy E. Russelt, Managers of Lake City Gateway, LLC, a Plorida Limit Company, on behalf of the Limited Liability Company.  Signature of Notary Public Print, Type/Stamp Name of Notary  Personally Known: OR Produced Identification: Type of Identification	Witness Postal Address  Witness  Witness  Witness  Witness  Witness  Witness  Witness  Witness  Witness  Prin: name  I OALO SW MAIN BUOL LAKE  Witness Postal Address  Witness Postal Address  STATE OF FLOREDA  COUNTY OF COLUMBIA  The foregoing instrument was acknowledged before me by means of Ophysical presence or () online notarization this Oday of August, 2024 by Daniel Crapps, Thomas H. Eagle, and Timothy L. Russelt, Managers of Lake City Gateway, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.  VERAUSAHICKS  MY COMMISSION # PH 1276  EXPIRES: August 23, 2024  Personally Known:  OR Preduced Identification:

Inst. Number: 202412019426 Book: 1523 Page: 194 Page 2 of 3 Date: 9/9/2024 Time: 10:43 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 385.00

Inst. Number: 202412019426 Book: 1523 Page: 195 Page 3 of 3 Date: 9/9/2024 Time: 10:43 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 385.00

> 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  Michael Harre II  Printed Name  283 NW Colotty Law City Witness Postal Address  Finted Name  Maddy Van  Printed Name	Lake City Gateway, LLC, a Florida Limited Liability Company  By: Daniel Crapps, as Manager  By: Thomas H. Eagle, as Manager  By: Limited Liability Company  By: Daniel Crapps, as Manager
Maddy Van Printed Name	
283 NW cole terr lake Witness Postal Address City, 32055	fL
STATE OF FLORIDA	

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 30 day of August, 2024 by Daniel Crapps, Thomas Lagle, and Timothy L. Russel., Managers of Lake City Gateway, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public Print, Type/Stamp Name of Notary

Personally known: OR Produced Identification:

Type of Identification Produced: D L

MADDY M. VAN HOFWEGES Notary Public State of Florida Comm# HH520394 Expires 1/5/2026