

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

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness

Lisa Hicks
Printed Name

1096 SW Main Blvd Lake City
Witness Postal Address FL 32025

Kristi L. Ditter
Witness

Kristi L. Ditter
Print Name

1096 SW Main Blvd Lake
Witness Postal Address City FL
32025

Lake City Gateway, LLC, a Florida Limited Liability Company

By: Daniel Crapps
Daniel Crapps, Manager

By: Thomas H. Eagle
Thomas H. Eagle, Manager

By: Timothy L. Russell
Timothy L. Russell, Manager

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 H. Eagle, and ~~Timothy L. Russell~~, Managers of Lake City Gateway, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: ☐
Type of Identification
Produced: _____

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 Harrell

Printed Name

283 NW Coleter Lake City

Witness Postal Address

FL 32055

Witness

Maddy Van

Printed Name

283 NW cole terr lake

Witness Postal Address

city, FL
32055

Lake City Gateway, LLC, a Florida
Limited Liability Company

By:

Daniel Crapps, as Manager

By:

Thomas H. Eagle, as Manager

By:

Timothy L. Russell, Manager

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 H. Eagle, and Timothy L. Russell, Managers of Lake City Gateway, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification: ✓

Type of Identification Produced: DL



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