

PREPARED BY AND RETURN TO:

Malisa Roberts
Bankers Title of the Nature Coast, Inc.
Post Office Box 1260, 25703 SE HWY 19
Old Town, Florida 32680

File Number: 12223

Inst: 202112015598 Date: 08/04/2021 Time: 1:47PM
Page 1 of 2 B: 1444 P: 546, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 402.50

General Warranty Deed

THIS INDENTURE made this this 30 day of July, 2021 A.D. By **Land Buy USA, LLC**, a Florida **limited liability company**, whose post office address is 330 3rd Street South, #1208, Saint Petersburg, Florida 33701, hereinafter called the Grantor(s), to **Robert Arsenault and Pamela Michelle Arsenault, husband and wife** whose post office address is 2034 Times Road, Heartland, Texas. 75126, hereinafter called the Grantee(s):

(Whenever used herein the term "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 corporations)

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, viz:

The Southeast ¼ of the Northeast ¼ of the Northeast ¼, lying North of Rivers Road, a County Maintained Graded Road in Section 1, Township 3 South, Range 16 East, Columbia County, Florida. The South 35 feet of said lands being subject to an easement for the county maintained graded road.

Parcel ID Number: R01901-012

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, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

PREPARED BY AND RETURN TO:

Malisa Roberts
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Old Town, Florida 32680

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Witness Signature

Witness Printed Name Alexandra Hernandez

Witness Signature

Witness Printed Name Don Sneets

Land Buy USA, LLC, a Florida limited liability company

Peter Toth (Seal)
Peter Toth, Its President

State of Florida

County of pinellas

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notorization, this 27 day of July, 2021, by Peter Toth as President of Land Buy USA, LLC, a Florida limited liability company, who is/are ☐ personally known to me or ☐ who has produced NJDL as identification.

Notary Public

Print Name: Alexandra Hernandez

My Commission Expires:

10/30/2022

