

Prepared by and return to:
Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7685CC

Parcel Identification No 20-3S-17-05390-000

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 16 day of March, 2024 between Pivotal Properties of North Florida LLC, a Florida Limited Liability Company, whose post office address is 8910 Clearbrook Drive, Milton, FL 32583, of the County of Santa Rosa, State of Florida, Grantor, to Lucy Wiggins, a single woman, and Anthony T. Guess, a single man, as joint tenants with right of survivorship, whose post office address is 569 NE Double Run Road, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 2, Villa Granada, according to the Plat thereof, recorded in Plat Book 3, Page(s) 10, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Patricia Rutherford
Witness: Patricia Rutherford
Address: 5850 Highway 90
Milton, FL 32583

Pivotal Properties of North Florida LLC, a Florida
Limited Liability Company

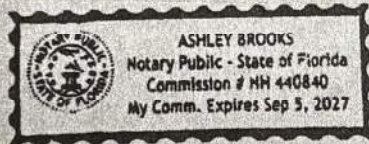
By: [Signature]
Eric Dunn, Owner

Summer Lowmyer
Witness: Summer Lowmyer
Address: 5850 Hwy 90
Milton, FL, 32583

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 18 day of March, 2024 by Eric Dunn, Owner of Pivotal Properties of North Florida LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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



Personally known: _____
OR Produced Identification: X

Type of Identification Produced: Driver License
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