

Prepared by and return to:
Michael J. Rich, Esq. 998907
2045 McGregor Blvd
Ft. Myers, FL 33901

Inst: 201812013130 Date: 06/27/2018 Time: 10:44AM
Page 1 of 1 B: 1363 P: 842, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 455.00

Special Warranty Deed

Parcel Number: 25-3S-15-00210-001

This Special Warranty Deed, made this 25th day of June, 2018.

Between **KC Pawn, LLC, a Florida Limited Liability Company**, whose post office address is 18251 Matt Road, North Fort Myers, FL 33917, Grantor, and to **CCF Properties, LLC, a Florida Limited Liability Company**, whose post office address is 11169 Cedar Creek Farms Road, Glen St Mary, FL 32040, Grantee,

Witnesseth, that said grantor, for and in the consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, remises, releases, conveys and confirms to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying, and being in COLUMBIA County, State of Florida, to-wit:

For point of reference, commence at the Northwest corner of the SE ¼ of the NW ¼ of Section 25, Township 3 South, Range 15 East, and run S 0 degrees 14' E a distance of 307.4 feet to the South right of way line of U.S. Highway No. 90; thence run S 82 degrees, 4' East, along said South right of way line, a distance of 820.5 feet for a point of beginning; thence run South a distance of 420 feet; thence run Easterly, parallel to said South right of way line, a distance of 205 feet; thence run North a distance of 420 feet to said South right of way line; thence run Westerly, along said South right of way line, a distance of 205 feet to the point of beginning.

Together with a 1978 Liberty singlewide mobile home, ID #L02L11738, a 1972 Bonanza singlewide mobile home and a 1978 guerdon singlewide mobile home, all of which are located on the above described lands and considered part hereof.

Address: 125 SW Endeavor Ct, Lake City, FL

and said grantor does hereby covenant 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. The Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming through or under Grantee.

This Deed is to wind up the affairs of the corporation. (KC Pawn, LLC, a Florida Limited Liability Company)

This property is not now, nor has it ever been the homestead property of the Grantor, and neither the Grantor, nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible resides on or adjacent to said land.

In Witness Whereof, Grantor has hereto set grantor's hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

KC Pawn, LLC, a Florida Limited Liability Company

Elle Shorter
Witness
Print name Elle Shorter

Charlie Poynter
By: **Charlie Poynter, Manager**

Michael S Rich
Witness
Print Name Michael S Rich

State of Florida
County of Lee

On the 25th day of June, 2018, personally appeared **Charlie Poynter, Manager of KC Pawn, LLC, a Florida Limited Liability Company**, personally known to me or produced a driver's license as identification and who executed the foregoing instrument and acknowledged before me that the executed is his free act and deed and of the company.



Elle Shorter
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG156395
Expires 10/30/2021

Elle Shorter
Printed Name
Notary Public