

Prepared By:  
Maria De Fatima De Assuncao  
Omega National Title Agency, LLC  
6965 Piazza Grande Avenue,  
Suite 409,  
Orlando, Florida 32835  
incidental to the issuance of a title insurance policy.  
File Number: 23-0026MF  
Parcel ID #: 00-00-00-11296-003 (39739)

## QUIT CLAIM DEED

This WARRANTY DEED, dated March 1, 2023 by

**United States of America, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service.**

whose post office address is: 4300 Goodfellow Blvd, Bldg. 105 FL 215, Saint Louis, Missouri 63120

hereinafter called the GRANTOR, to

**MG Investments And Services, Inc, a Florida corporation**

whose post office address is: 2851 Avian Loop, Kissimmee, FL 34741

hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in Columbia County, Florida, viz:

**Block 33, Northwest Division Lake City, Florida: Begin 135 feet West of Southeast corner, run West 70 feet more or less to East boundary of South Carolina Street, run North along East boundary of South Carolina Street 105 feet more or less to Northwest corner of Southwest 1/4, run East 70 feet more or less, thence run South to POINT OF BEGINNING.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

WARRANTY DEED, PAGE TWO:

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING TWO WITNESSES:

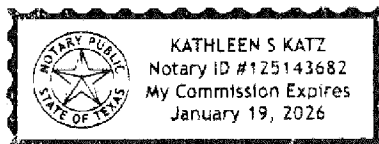
Witness #1: Thomas Porter United States of America, acting through the United  
Signature: Thomas Porter States Department of Agriculture, Rural  
Print Name: Thomas Porter Development, f/k/a Farmers Home Administration,  
aka Rural Housing Service.

Witness #2: BEN EIDELSTEIN DA  
Signature: BEN EIDELSTEIN Name and Title: DAVID BRADLEY YAMADA, Asst Secretary  
Print Name: BEN EIDELSTEIN By: Dawson's Realty and Mortgages, Inc., a  
Georgia corporation, dba Dawson's Management,  
USDA's duly authorized property management  
contrator pursuantto a delegation of authority  
found within Rural Development regulations 41  
CFR 102-75.1090

State of Texas  
County of Harris

The foregoing instrument was acknowledged before me by means of { ☒ } physical presence or { ☐ } online  
notarization, ) on March 2023, by: DAVID BRADLEY YAMADA, as  
Asst. Secretary of United States of America, acting through the United States Department of  
Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service, who is  
personally known to me or who has produced D.L. as identification.

Notary Seal/Stamp



Signature: Kathleen S. Katz  
Notary Public

Print name: Kathleen S. Katz

I am a Notary of the State of Texas

My Commission Expires on 1-19-26

