

Prepared by and return to:

Ralph R. Deas  
The Law Office of Ralph R. Deas, P.A.  
227 SE Hernando Avenue  
Lake City, FL 32025  
(386) 754-0771  
File Number: 2022-48

Inst: 202212003952 Date: 02/28/2022 Time: 4:39PM  
Page 1 of 1 B: 1460 P: 1585, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk/Doe Stamp-Deed: 489.30

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### Warranty Deed

This Warranty Deed made this 21st day of February, 2022 between Cowboy Land Holdings LLC, a Florida Limited Liability Company whose post office address is 301 NW Cole Terrace, #301, Lake City, FL 32055, grantor, and Deyon H. Altopp and Kristin L. Corey whose post office address is 787 SW Bunn Drive, Lake City, FL 32024, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot 2, Hawk's Landing, a Subdivision as per plat of record in Plat Book 9, Page 165-167, Public Records of Columbia County, Florida. Together with that certain 2022 Double Wide Mobile Home #LOHGA30072628A and LOHGA30072628B.

Parcel Identification Number: 08915-102

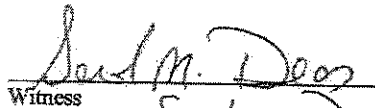
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 .

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

Printed Name: Sarah M. Deas

  
Witness

Printed Name: Victoria Davis

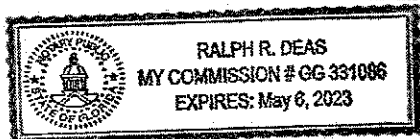
Cowboy Land Holdings LLC, a Florida Limited Liability Company

By:   
Kevin Gray, Manager

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of February, 2022 by Kevin Gray, Manager of Cowboy Land Holdings LLC, a Florida Limited Liability Company who ☒ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



  
Notary Public  
Print Name: Ralph R. Deas  
My Commission Expires: May 6, 2023