

Prepared by and return to:

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File Number: 25-058N

Parcel Identification No. 17-7S-16-04232-005

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Warranty Deed

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

This Indenture made this 14th day of April, 2025 between Mary Ann Johnson, a single woman whose post office address is 4312 85th Avenue Cir E, Parrish, FL 34219 of the County of Manatee, State of Florida, grantor*, and Broc Bay Investments, LLC, a Florida Limited Liability Company whose post office address is 4346 SE High Falls Rd, Lake City, FL 32025 of the County of Columbia, State of Florida, grantee*,

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:

Commence at the intersection of North line of the Northeast Quarter of the Southwest Quarter of Section 17, Township 7 South, Range 16 East, Columbia County, Florida and the centerline of State Road 47; run thence South 14°56'21" West along the centerline of State Road 47 400 feet to the Point of Beginning; thence continue South 14°56'21" West along the centerline of State Road 47 100 feet; thence 435 feet East to a point; thence Northeasterly, parallel to the centerline of State Road 47, 100 feet to a point; thence West 435 feet to the Point of Beginning.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

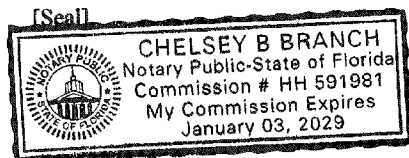
[Signature]
Witness
Printed Name: Tyler Cease
P.O. Address: 8955 US HWY 301 N
Parrish, FL 34219

[Signature]
Mary Ann Johnson

[Signature]
Witness
Printed Name: Nikolas McKown
P.O. Address: 8955 US HWY 301 N
Parrish, FL 34219

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
14 day of April, 2025 by Mary Ann Johnson who ☐ is personally known or ☒ has produced a driver's license as
identification.



[Signature]
Notary Public
Print Name: Chelsey B Branch
My Commission Expires: Jan 03, 2029