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8748.01-21-088  
6/24/2021

This instrument prepared by  
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Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

REC. 2700  
DOC. 386.40  
INT.  
INDEX  
CONSIDERATION 55,127.50

Inst: 202112013216 Date: 07/01/2021 Time: 2:39PM  
Page 1 of 3 B: 1441 P: 1307, James M Swisher, Jr, Clerk of Court  
Columbia County, By: BR  
Deputy Clerk Doc Stamp-Deed: 386.40

### WARRANTY DEED

THIS WARRANTY DEED made and executed the 30<sup>th</sup> day of June, 2021, by OLIVIA RAE FARMS INC., a Florida corporation, whose mailing address is Post Office Box 2147, Lake City, Florida 32056-2147, hereinafter called the Grantor, to MARIANA DE TORRES ARAUJO and THIAGO OLIVEIRA ARAUJO, husband and wife, whose mailing address is 12503 Chicora Lane, Jacksonville, Florida 32258, hereinafter called the Grantee:

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

The East 757.62 feet of the West 1/2 of the Southwest 1/4 of Section 21, Township 1 South, Range 17 East, Columbia County, Florida, lying South of NE Muskogee Road.

Said lands being a portion of tax parcel number: Part of 21-1S-17-04560-006.

53249

This deed is given to and accepted by Grantee subject to all zoning ordinances and land-use regulations imposed by governmental authority; and, all covenants, easements and restrictions of record related to the real property, as may be amended, if any exist, but the reference herein shall not be deemed to re-impose same.

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 it has good right and lawful authority to sell and convey said land; that it 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 December 31, 2020.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness

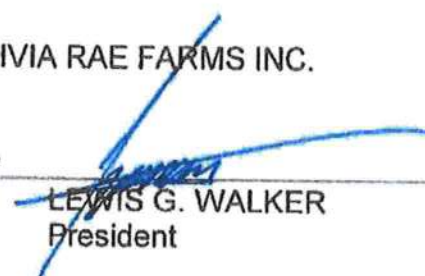
Delores B. Brannen  
(print/type name)

  
Witness

Loretta S. Steinmann  
(print/type name)

OLIVIA RAE FARMS INC.

By

  
LEWIS G. WALKER  
President

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of June, 2021, by LEWIS G. WALKER, President of OLIVIA RAE FARMS INC., a Florida corporation, for and on behalf of said Corporation, who is personally known to me or produced N/A as identification.

Delores B. Brannen  
Notary Public, State of Florida

(NOTARIAL  
SEAL)

Delores B. Brannen  
(print/type name)

My commission expires:

