

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2022-5608VB

Parcel Identification No 27-3S-16-02312-009

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WARRANTY DEED

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

This indenture made the 28th day of January, 2022 between **Lake City Property Developers, LLC, a Florida Limited Liability Company**, whose post office address is **2806 West US Highway 90 Ste 101, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **John Baiamonte, Trustee of Home Trust**, whose post office address is **215 NW Fairway Hills Glen #9, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Unit 9 of Fairway Hills, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 326, Page(s) 466, of the Public Records of Columbia County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

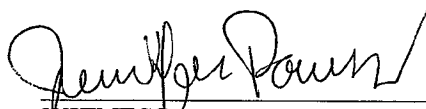
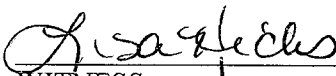
Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

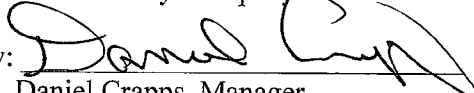
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.


In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Jennifer Powers

WITNESS
PRINT NAME: Lisa Hicks

Lake City Property Developers, LLC, a Florida
Limited Liability Company

By: 
Daniel Crapps, Manager

By: 
Gary Towns, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online
notarization this 28 day of January, 2022, Daniel Crapps and Gary Towns, as Managers of Lake City
Property Developers, LLC, who is/are personally known to me or has/have produced
DL as identification.


Signature of Notary Public

