Inst. Number: 202212011354 Book: 1468 Page: 1690 Page 1 of 3 Date: 6/9/2022 Time: 11:40 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 574.00

Prepared By & Return To: Lisa Luckerman of Attorney's Title & Trust Services P.O. Box 1265 Old Town, Florida 32680 Tax ID#R09116-128 File #20222800

Inst: 202212011354 Date: 06/09/2022 Time: 11:40AM
Page 1 of 3 B: 1468 P: 1690, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 574.00

WARRANTY DEED

Made this 2nd day of June, 2022 by Liquid Property Group, LLC, a Delaware Limited Liability Company, whose mailing address is 7345 International Place, Suite 106, Sarasota, Florida 34240, hereinafter called the grantor, to Ronnie Foxx and Jocelyn Foxx, husband and wife, whose mailing address is: 141 SW Erskine Court, Lake City, Florida 32024, hereinafter called the grantee,

(Whenever used herein the term "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 corporation)

WITNESSETH: that the grantor, for and in consideration of the sum of Eighty-Two Thousand Dollars and 00/100 (\$82,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

See attached for legal

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

TO HAVE AND TO HOLD, the same is 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 2021.

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IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Liquid Property Group, LLC a Delaware

	Limited Liability Company
	Day John M. Freein as Managing
Member	By: John M./Tiffin as Managing
Signed, Sealed and Delivered in Our Prese	nce:
time	
Witness #1 Signature	
Gabrielle Firch	
Witness #1 Printed Name	
Witness #2 Signature	
MUSSELL DURA	
Witness #2 Printed Name	
State of Florida County of HILLS DO NOUCH	
The foregoing instrument was acknowledge	ed before me by means of <u></u> Physical
Presence orOnline Notarization this \nearrow	_day of $\frac{f(f)f(f)}{f(f)}$, 2022 by
John M. Tiffin as Managing Member of Liqu	• • • •
Limited Liability Company on behalf of the	company who is personally known to
me or who has/have produced	1.1 (18)
Daivens Icense	as identification.
	Notary Public
R	USSELL D DUZA
CC	/ PUBLIC • STATE OF FLORIDA MMISSION # HH 219659 ommission Expires 2/7/2026

Inst. Number: 202212011354 Book: 1468 Page: 1692 Page 3 of 3 Date: 6/9/2022 Time: 11:40 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 574.00

Legal Description

Lot 28, Hills at Rose Creek, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 150 through 153, inclusive, of the Public Records of Columbia County, Florida.