

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2025-8586CW

Parcel Identification No 08-4S-16-02810-147

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WARRANTY DEED

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

This indenture made the 7 day of March, 2025 between Premier Development Florida, LLC, a Florida Limited Liability Company, whose post office address is 411 Walnut Street #19317, Green Cove Springs, FL 32043, of the County of Clay, State of Florida, Grantor, to Stars & Stripes Mobile Home Sales, Inc, a Florida Corporation, whose post office address is 12788 U.S. 90, Live Oak, FL 32060, of the County of Suwannee, 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 County, Florida, to-wit:

Lot 47, Woodgate Village, Unit II, a subdivision according to the map or plat thereof, as recorded in Plat Book 5, at Pages 84-84A, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2025 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:

Jessica D. Moore
Witness

Print Witness Name and Address:

Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025

Savannah H. Raulerson
Witness

Print Witness Name and Address:

Savannah H. Raulerson
426 SW Commerce Dr.#145
Lake City, FL 32025

Premier Development Florida, LLC, a Florida Limited Liability Company

By: Benjamin P. Curry
Benjamin P. Curry, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 7 day of March, 2025 by Benjamin P. Curry, Manager of Premier Development Florida, LLC, a FL Limited Liability Company, on behalf of the company, who is/are () personally known to me or who has/have produced FLDL as identification.

Jessica D. Moore
Signature of Notary Public

Print, Type/Stamp Name of Notary
Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025

