

**PREPARED BY AND RETURN TO:**  
**William R Huseman P.A. Jacksonville**  
**9310 Old Kings Road South**  
**Suite 702**  
**Jacksonville, FL 32257**

**Tax ID No: 02-4S-16-02719-000**  
**Our File: 24037**

**Note to the Clerk:** The Grantor is conveying the situate property as set forth in Exhibit "A" to a limited liability company that is wholly owned by the Grantor, therefore transfer taxes are not due.

## **GENERAL WARRANTY DEED**

Made this **12th day of July, 2024** by **Michael C. Woods II, a single man**, whose post office address is **520 SW Steedley Dr, Lake City, FL 32024**, hereinafter called the grantor, to: **Woods Projects LLC, a Florida Limited Liability Company**, whose post office address is **149 South West Woolsey Glen, Lake City, FL 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 corporations)

**WITNESSETH:** that the grantor, for and in consideration of the sum of TEN Dollars (\$10.00), and other variable 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 Exhibit "A" Attached Hereto**

Said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

**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 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 .

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

**[Signature Page(s) to Follow]**

**GRANTOR:**

Michael Woods  
Name: **Michael C. Woods II**, individually

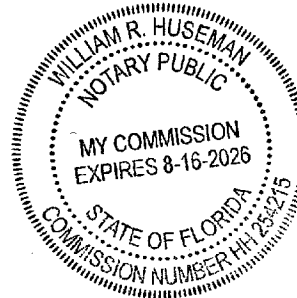
**WITNESSES:**

Chantelle Lee  
Name: CHANTELLE LEE  
Address: 9310 Old Kings Rd S. # 702  
Jacksonville, FL - 32257  
William "Rusty" Huseman  
Name: William "Rusty" Huseman  
Address: 9310 Old Kings Road S, Ste 702  
Jacksonville, FL 32257

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, 12th day of July, 2024, by **Michael C. Woods II** who ☐ is personally known or ☒ who produced FCID as identification.

William R. Huseman  
NOTARY PUBLIC



**Exhibit "A"**  
**Legal Description**

Township 4 South - Range 16 East Section 2: All of the SE 1/4 lying Westerly of I-75 and Southeasterly of State Road 247, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the South line of the SE 1/4 of Section 2, Township 4 South, Range 16 East, Columbia County, Florida, and the Southeasterly right of way line of State Road No. 247, said right of way line being 50 feet Southeasterly of the centerline of said State Road as measured perpendicular to said centerline; thence N 40°35'54" E, along said right of way line, 310.89 feet to a change in right of way width; thence S 49°24'06" E, 25.00 feet to a point 75.00 feet Southeasterly from said center line of State Road No. 247 as measured perpendicular to said centerline; thence N 40°35'54" E, along said right of way line 449.96 feet to a bend in said right of way; thence N 66°29'30" E, still along said right of way line, 137.14 feet to a point on the Westerly right of way line of Interstate No. 75 (State Road No. 93), a 300 foot wide, limited access right of way; thence S 24°49'52" E, along said Easterly right of way line, 646.04 feet to its intersection with the aforementioned South line of the SE 1/4; thence S 88°07'30" W, along said South line 911.66 feet to the Point of Beginning, Columbia County, Florida.