

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
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Inst: 202412020275 Date: 09/19/2024 Time: 9:02AM
Page 1 of 3 B: 1523 P: 2469, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

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Warranty Deed

This Warranty Deed made this 16th day of September, 2024, between **Forty Seven Properties, Inc., a Florida corporation**, whose post office address is **796 SE County Road 252, Lake City, Florida 32025**, grantor, and **Forty Seven Development, LLC, a Florida limited liability company**, whose post office address is **796 SE County Road 252, Lake City, Florida 32025**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 Nu. 1, Capital Business Park, as shown in that survey attached as Exhibit A (Tax Parcel No. R04810-101).

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 **12/31/2023**.

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

Signed, sealed and delivered in our presence:

Kyleigh Callander
Witness

Printed Name: Kyleigh Callander
Address: 227 SE Hernando

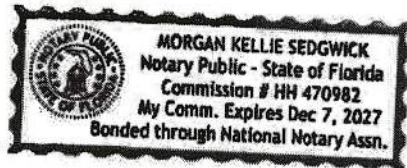
Ave., Lake City, FL 32025

Witness
Printed Name: Morgan Sedgwick
Address: Morgan Sedgwick

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of September 2024 by Larry E. Perry, Jr., President of Forty Seven Properties Inc., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Forty Seven Properties, Inc.

[Signature]
Larry E. Perry, Jr., President

Morgan Kellie Sedgwick
Notary Public
Print Name: Morgan Kellie Sedgwick
My Commission Expires: Dec 7, 2027