

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 2023-7390VB

Parcel Identification No 27-3S-16-02323-002

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WARRANTY DEED

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

This indenture made the 8th day of November, 2023 between **B & G Rental Properties, LLC, a Florida Limited Liability Company**, whose post office address is **894 SE Gabe Street, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Stars & Stripes Mobile Home Sales, Inc, a Florida Corporation**, whose post office address is **466 SW Deputy J Davis Ln, Lake City, Florida 32025**, 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, Florida, to-wit:

Lot 2, Pine Ridge Estates, a subdivision according to the plat thereof recorded in Plat Book 5, Page 18, of the Public Records of Columbia County, Florida.

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

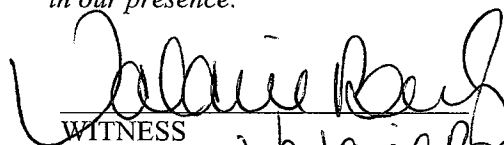
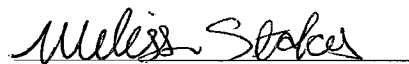
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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.

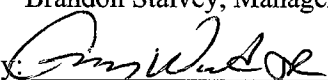
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Valarie Benz

WITNESS
PRINT NAME: Melissa Stokes

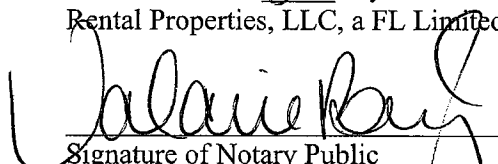
B & G Rental Properties, LLC, a Florida Limited Liability Company

By: 
Brandon Stalvey, Manager

By: 
Garry Ward Jr., Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 8th day of November, 2023 by Brandon Stalvey and Garry Ward Jr., Managers of B & G Rental Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ☒ _____

Type of Identification Produced: FL Drivers license

