PREPARED BY AND RETURN TO:

Debbie G. Moore
Bankers Title of the Nature Coast, Inc.
471 SW SR 247, Suite 111
Lake City, Florida 32025

File Number: 20-109

Inst: 202012006835 Date: 03/24/2020 Time: 9:01AM
Page 1 of 1 B: 1408 P: 1607, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 0.70

General Warranty Deed

This Warranty Deed made this March 17, 2020 A.D.

By **Gary P. Sorensen**, whose post office address is: 5100 30th Avenue, Kearney, NE 68845-4060 , hereinafter called the grantor(s),

to **Sorensen & Smith, LLC, a Florida limited liability company**, whose post office address is: 426 SW Commerce Drive, Suite 130, Lake City, Florida 32025, hereinafter called the grantee(s):

(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 valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lots 5, 7, 13, 14, 15, 17, 22, 23, 24, 29, 30, 31, 37, 41, 45, Reserve at Jewel Lake Phase 1, a Subdivision according to the plat thereof as recorded in Plat Book 9, Pages 123 through 126, in the Public Records of Columbia County, Florida.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Parcel ID Number(s): 02439-105; 02439-107; 02439-113; 02439-114; 02439-115; 02439-117; 02439-122; 02439-123; 02439-124; 02439-129; 02439-130; 02439-131; 02439-137; 02439-141; and 02439-145

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 December 31, ~~[year prior year]~~ 2019.

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

Signed, sealed and delivered in our presence:

Witness Signature
Witness Printed Name Nick Grimes

Gary Sorensen (Seal)
Gary P. Sorensen
Address: 5100 30th Avenue, Kearney, NE 68845-4060

Witness Signature
Witness Printed Name Rebecca E Zimbelman

State of Nebraska
County of BUFFALO

The foregoing instrument was acknowledged before me this 17th day of March, 2020, by Gary P. Sorensen, who is/are personally known to me or who has produced _____ as identification.

MIRIAM D. MERRIHEW
General Notary State of Nebraska
My Commission Expires
November 28, 2022

Miriam D Merrihew
Notary Public
Print Name: Miriam D Merrihew
My Commission Expires: 11-28-2022