

PREPARED BY AND RETURN TO:
Rebecca White
Bankers Title of the Nature Coast, Inc.
P. O. Box 1260
Old Town, FL 32680

File Number: 13089

Inst: 202212021859 Date: 11/17/2022 Time: 9:40AM
Page 1 of 1 B: 1479 P: 1290, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deed: 1533.00

Special Warranty Deed

This Special Warranty Deed made this 1 day of November, 2022 A.D. By Seacoast National Bank, a national banking association, as successor by merger to Drummond Community Bank, a Florida banking corporation and having its principal place of business at: PO Box 9012, Stuart, Florida 34995, hereinafter called the grantor(s), to CRB Investment Properties, LLC, a Florida limited liability company, whose post office address is: 476 SW Barrs Glenn, Lake City, Florida 32024, 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 3 and 4, Block A of Hollingsworth Estates, recorded in Plat Book 5, Page 122, of the Public Records of Columbia County, Florida. (Less and Except any part lying within any road right-of-way).

Parcel ID Number: R04059-204


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 warrants and forever defends the right and title to the above-described real property unto the Grantees against the claims of all persons, claiming by, through or under Grantor's, but not otherwise.

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature
Witness Printed Name CARYN BROWNE

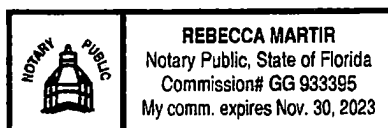

Witness Signature
Witness Printed Name THUY HO

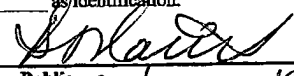
State of Florida
County of _____

Seacoast National Bank, a national banking association, as successor by merger to Drummond Community Bank, a Florida banking corporation


By: Alejandro M. Garcia (Seal)
Its SVP & Director of Corporate Real Estate

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notorization this 1st day of November, 2022, by Alejandro M. Garcia as SVP & Director of Corporate Real Estate of Seacoast National Bank, a national banking association, as successor by merger to Drummond Community Bank, a Florida banking corporation, who is/are ☐ personally known to me or ☒ who has produced FL/DL as identification.




Notary Public
Print Name: Rebecca Martir

My Commission Expires: Nov. 30, 2023